

## 296 Copperstone Cove SE Calgary, Alberta

**MLS # A2202081**



# \$419,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Welcome to this charming 2-bedroom townhouse located in Copperfield Chalets complex in the heart of Copperfield community, offering a perfect blend of comfort, style, and convenience! Overlooking Wildflower Pond, this home is surrounded by scenic pathways, parks, tennis courts, and top-rated schools—all just a short walk away. Plus, shopping and everyday essentials are conveniently located across the street. With over 1750sqft developed space on all 3 levels, including walkout basement, this home is perfect for growing families or those in need of additional space. The main floor flows effortlessly, offering a spacious living room filled with natural light, a dining area, and a well-appointed kitchen with newer stainless steel appliances—all set under 9 ft. ceilings for an airy and inviting feel. Upstairs, you'll find two generously sized bedrooms, including a primary suite with direct access to a Jack & Jill bathroom, complete with dual vanities for added convenience. The walk-in closet provides an excellent storage solution. Upstairs laundry is a nice bonus for comfort living. The finished basement adds even more flexibility—it can be used as a play area, home office, guest room, or additional living space. Plus, with its rear walkout entrance, it offers even more functionality. Additional features include an attached single garage, a driveway for extra parking. This townhome is ideal for small families, professionals, or first-time buyers. Don't miss this incredible opportunity—schedule your private showing today!