

**184 Copperstone Cove SE**  
**Calgary, Alberta**

**MLS # A2209270**



**\$409,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,323 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Garage Door Opener, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 351
<b>LLD:</b>	-
<b>Zoning:</b>	M-G
<b>Utilities:</b>	-

**Inclusions:** NONE

Discover the perfect starter home or growing family haven with this fantastic 2+1 bedroom, 2.5 bathroom walkout townhouse, boasting just over 1670 sq. ft. of beautifully developed living space in the heart of Copperfield! Just steps from schools, parks, public transit, and everyday conveniences, this pet-friendly gem offers an ideal blend of comfort and opportunity. The main floor features a bright, open-concept design bathed in natural light, creating a warm and welcoming vibe. Thoughtfully laid out, it provides distinct yet connected spaces for a modern kitchen, cozy living room, and spacious dining area—perfect for family meals or entertaining friends. Upstairs, the expansive primary bedroom is your private retreat, complete with a 3-piece ensuite and generous walk-in closet, while a second oversized bedroom (second primary?), a 4-piece bathroom, and a brand-new stacked washer and dryer add everyday ease. The walkout level unveils a versatile third bedroom—ideal as a guest suite, home office, or media room—plus three clever storage options to keep life organized. The attached single garage includes a smart bump-out for tools, tires, or bikes, and an extra parking pad accommodates a second vehicle. Families and first-time buyers will love the vibrant, well-managed complex, just moments from a strip mall with dental and medical services, a 7-Eleven, sports fields, a rink, and picturesque pond-side trails. With room to grow and a location that has it all, this townhouse is your chance to plant roots in a thriving community!