

**320 Copperstone Manor SE**  
**Calgary, Alberta**

**MLS # A2210186**



**\$535,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,762 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** TV Mount in Living Room

OPEN HOUSE SATURDAY, APRIL 19 FROM 1-3PM! Welcome to this stunning LARGE CORNER-UNIT townhome with a rare DOUBLE CAR GARAGE—available only with select corner units in the complex! This air-conditioned home offers 3 spacious bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout. On the main level, you’ll find a versatile flex space adjacent to a full bathroom; perfect for guests, a home office, or a workout area. The open-concept second floor is flooded with natural light thanks to the extra corner-unit windows, and features a cozy electric fireplace in the living room, ideal for relaxing evenings. Step outside onto the large SOUTH facing balcony equipped with a BBQ GAS LINE. The modern kitchen is complete with sleek finishes, ample cabinetry, and a large QUARTZ island, with ample space for seating, and is perfect for entertaining or family meals. Upstairs, the primary bedroom offers a walk-in closet and a private DUAL-VANITY ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family, visitors or working from home. Enjoy the added convenience of upper-floor laundry and peace of mind with a rough-in for an electric vehicle charging panel in the garage. Located in a pet-friendly complex near parks, schools, and pathways, this home checks all the boxes for stylish, functional living. Don’t miss your opportunity to own this exceptional property—book your showing today and be sure to explore the 3D tour!