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**140 Copperleaf Way SE  
 Calgary, Alberta**

**MLS # A2219910**



**\$459,900**

|                  |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                    |               |                  |
| <b>Type:</b>     | Residential/Five Plus          |               |                  |
| <b>Style:</b>    | 3 (or more) Storey             |               |                  |
| <b>Size:</b>     | 1,497 sq.ft.                   | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                              | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                  |
| <b>Lot Size:</b> | -                              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot                |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 236 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | See Remarks, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows |                   |        |

**Inclusions:** NONE

Location meets value in this almost-like-new, beautifully maintained townhouse that's ready to welcome you home! Situated in the vibrant community of Copperfield, this 2-bedroom, 2.5-bath gem offers incredible features including a spacious double attached tandem garage plus a driveway for extra parking &mdash; all with the bonus of low condo fees for added affordability. Step inside to an inviting open-concept main floor where natural light floods through, highlighting the stylish kitchen with a central island, modern cabinetry, stainless steel appliances, and access to your own private balcony &mdash; perfect for morning coffee or evening unwinding. Upstairs, you'll find two generously sized bedrooms, each with its own bathroom for ultimate privacy and convenience. The primary bedroom features a walk-in closet and a stunning ensuite with double sinks and a sleek glass shower. A dedicated upstairs laundry room adds to the home's practical charm. All of this within walking distance to schools and parks, just minutes from shopping centers, banks, and all the amenities you need, with quick access to both Deerfoot and Stoney Trail &mdash; making your daily commute a breeze. This home offers more than we can describe &mdash; book your showing today and don't forget to check out the 3D tour!