

80 Copperstone Villas SE
Calgary, Alberta

MLS # A2219976



\$425,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,460 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot, Street Lighting, Views, Wetlands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 254
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: TV in Living Room and Primary bedroom, Ring Doorbell Camera, change table and wardrobe in nursery, Bed in primary bedroom

Welcome home to modern luxury and breathtaking views in this exceptional 3-storey townhome, complete with an attached single-car garage and full-length driveway! The ground level presents a versatile flex room – perfect as a 3rd bedroom, home office, or recreation space – with direct access to a ground-level patio. Head up to the second floor, an entertainer’s paradise featuring a central kitchen. It boasts a large island, quartz counters, undermount sink, upgraded upper cabinets, and stainless steel appliances (including a new March 2025 fridge). The dining area seamlessly extends to a private deck with a BBQ gas line, offering stunning wetland and mountain views. A comfortable living room, ideal for relaxation or gathering with loved ones. This level is complete with a pantry, and half bath. The third floor is a true sanctuary, offering two primary rooms! The first provides a private 3-piece ensuite and a step-in closet. The second primary room offers ample space with a large closet. A convenient 4-piece main bath and laundry area ensure ultimate comfort. Discover a home designed for elevated living, where every detail complements the spectacular natural backdrop!