

# \$449,900 - 35 Copperstone Common Se, Calgary

MLS® #A2199557

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,560 sqft  
Residential on 0.02 Acres

Copperfield, Calgary, Alberta

This south-facing townhome offers a perfect blend of comfort and convenience, ideal for hosting family and guests for extended stays with its multiple living room and bedroom spaces. Located near parks, schools, public transportation, shopping, and major routes like Deerfoot and Stoney Trail, the home is perfectly situated for easy access to everything. The unit is filled with natural light, providing warmth in the winter and a lovely patio for outdoor enjoyment. One of the few units in the complex with an AC unit, this home has been well-maintained, with regular service to the AC, furnace, and ducts. The kitchen boasts granite countertops, a large island, stainless steel appliances, and a gas range/stove. Big windows flood the home with natural lighting throughout. On the second level, you'll find a bright and spacious primary bedroom with a walk-in closet and generous ensuite, plus an additional bedroom and a full bathroom. The third level features a cozy living area and an enclosed den, perfect for a home office or flexible space. The partially developed basement awaits your finishing touches. With a large storage area under the stairs and its proximity to Stoney Trail, ample shopping, schools, and South Health Campus, this home is both practical and inviting.

Built in 2016

## Essential Information



MLS® #	A2199557
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	35 Copperstone Common Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 5E4

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Granite Counters, Kitchen Island, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	M-1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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