

614 Copperstone Manor SE  
Calgary, Alberta

MLS # A2224821

\$520,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,016 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Paved, See Remarks		

Heating:	Central, High Efficiency, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Other, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Concrete, See Remarks, Shingle Siding, Vinyl Siding	Zoning:	M-G d55
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: NONE

NEW PRICE REDUCTION FOR A QUICK SALE! AIR CONDITIONED HOUSE/GREAT LOCATION/ \*\*Welcome to this stunning LARGEST CORNER UNIT townhome in the heart of Copperstone&mdash;offering one of the LARGEST layouts in the complex with 2,016 sq. ft. of upgraded living space and a rare DOUBLE ATTACHED GARAGE!\*\* Step into a bright, modern, and versatile 3-bedroom, 2.5-bathroom home designed for comfort and style. The main floor flex room invites your creativity&mdash;it&rsquo;s the ideal space for a stylish home office, cozy reading nook, vibrant playroom, or elegant art studio. Let your imagination bring it to life! The open-concept kitchen and living area shine with natural light from extra corner windows. Enjoy a sleek \*\*electric stove\*\*, quartz countertops throughout, two-toned cabinetry, and a large quartz island&mdash;perfect for family meals or entertaining guests. Relax by the electric fireplace or step onto the oversized balcony with BBQ gas hookup for sunny afternoon grilling. Upstairs, you&rsquo;ll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a double vanity ensuite. A full bathroom and convenient upper-floor laundry round out this level for ultimate practicality. Families will love being in a \*\*school-rich community\*\*&mdash;\*\*multiple schools are just a short walk away\*\*, making morning drop-offs and after-school activities a breeze. Parks, pathways, and amenities are also nearby in this \*\*pet-friendly, family-focused neighborhood\*\*. Modern finishes. Family-friendly layout. Fantastic location.\* Don&rsquo;t miss your chance to own this incredible Copperstone gem&mdash;book your showings today.