



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

209 Copperfield Lane SE  
Calgary, Alberta

MLS # A2262860



\$379,000

|             |                                                                                                |            |         |
|-------------|------------------------------------------------------------------------------------------------|------------|---------|
| Heating:    | Forced Air                                                                                     | Water:     | -       |
| Floors:     | Carpet, Laminate, Linoleum                                                                     | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                                                                | Condo Fee: | \$ 373  |
| Basement:   | Finished, Partial                                                                              | LLD:       | -       |
| Exterior:   | Vinyl Siding, Wood Frame                                                                       | Zoning:    | M-1 d75 |
| Foundation: | Poured Concrete                                                                                | Utilities: | -       |
| Features:   | Built-in Features, Central Vacuum, High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s) |            |         |
| Inclusions: | n/a                                                                                            |            |         |

BEST PRICED END UNIT in the complex. Welcome to this charming end-unit townhome tucked into the heart of Copperfield &mdash; a community known for its parks, pathways, and family spirit. As you step inside from the ground level, the foyer greets you with a sense of space and warmth. To your right, a door leads to your single attached garage &mdash; perfect for those snowy Calgary mornings when you&rsquo;d rather not scrape windows. A few steps up, the living room opens before you with high ceilings, sunshine spilling through large windows, and a cozy corner fireplace waiting to be lit on a cool evening. Patio doors invite you out to the porch &mdash; a perfect spot for a cup of coffee or to watch the neighborhood come to life. Overlooking the living room, the spacious kitchen is designed for both function and comfort. Ample cabinetry, built-in shelves in the dining area, and a pantry to keep things tidy make this a space where cooking feels effortless. From here, step out onto your balcony and enjoy the morning tea or evening glass of wine. Laundry and a half bath are conveniently located on this same level. Upstairs, both bedrooms are designed like primary suites, each featuring its own ensuite bathroom and walk-in closet. It&rsquo;s the perfect setup for roommates, guests, or a growing family. Downstairs, the lower level offers flexibility &mdash; a place for a home office, a teen hangout, or a cozy movie room. Storage is cleverly tucked under the stairs and in the crawl space, keeping everything neatly out of sight. And when you step outside, you&rsquo;re just moments from parks, playgrounds, schools, and the conveniences of 130th Avenue shopping. This is more than a townhome &mdash; it&rsquo;s the start of a new chapter filled with warmth, comfort, and community.