

320 Copperstone Manor SE  
Calgary, Alberta

MLS # A2210186



\$525,000

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Copperfield            |        |                  |
| Type:     | Residential/Five Plus  |        |                  |
| Style:    | Townhouse              |        |                  |
| Size:     | 1,762 sq.ft.           | Age:   | 2020 (5 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | -                      |        |                  |
| Lot Feat: | Landscaped, Paved      |        |                  |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air   | Water:     | -      |
| Floors:     | Carpet, Laminate, Tile   | Sewer:     | -      |
| Roof:       | Asphalt Shingle  | Condo Fee: | \$ 274 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame   | Zoning:    | M-G    |
| Foundation: | Poured Concrete  | Utilities: | -      |
| Features:   | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows |            |        |

Inclusions: TV Mount in Living Room

Welcome to this stunning LARGE CORNER-UNIT townhome with a rare DOUBLE SIDE-BY-SIDE CAR GARAGE (not tandem)—available only with select corner units in the complex! This air-conditioned home offers 3 spacious bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout. On the main level, you'll find a versatile flex space adjacent to a full bathroom; perfect for guests, a home office, or a workout area. The open-concept second floor is flooded with natural light thanks to the extra corner-unit windows, and features a cozy electric fireplace in the living room, ideal for relaxing evenings. Step outside onto the large SOUTH facing balcony equipped with a BBQ GAS LINE. The modern kitchen is complete with sleek finishes, ample cabinetry, and a large QUARTZ island, with ample space for seating, and is perfect for entertaining or family meals. Upstairs, the primary bedroom offers a walk-in closet and a private DUAL-VANITY ensuite, while two additional bedrooms and a full bathroom provide plenty of space for family, visitors or working from home. Enjoy the added convenience of upper-floor laundry and peace of mind with a rough-in for an electric vehicle charging panel in the garage. Located in a pet-friendly complex near parks, schools, and pathways, this home checks all the boxes for stylish, functional living. Don't miss your opportunity to own this exceptional property&ampmdashbook your showing today and be sure to explore the 3D tour!