

# \$449,900 - 140 Copperleaf Way Se, Calgary

MLS® #A2219910

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,497 sqft

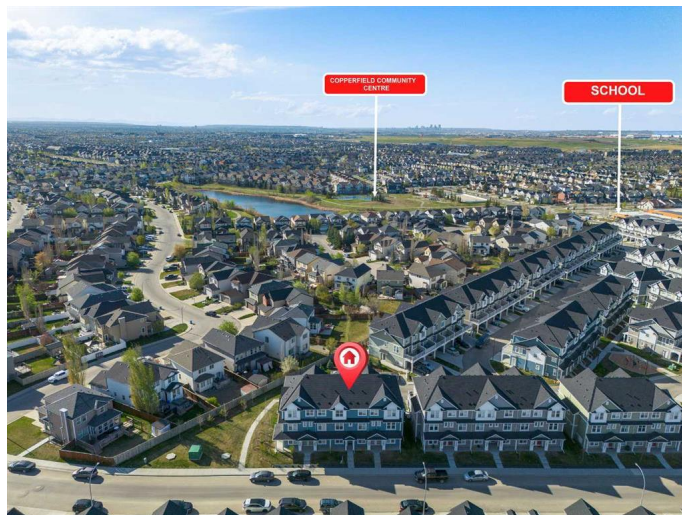
Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Location meets value in this almost-like-new, beautifully maintained townhouse that's ready to welcome you home! Situated in the vibrant community of Copperfield, this 2-bedroom, 2.5-bath gem offers incredible features including a spacious double attached tandem garage plus a driveway for extra parking – all with the bonus of low condo fees for added affordability. Step inside to an inviting open-concept main floor where natural light floods through, highlighting the stylish kitchen with a central island, modern cabinetry, stainless steel appliances, and access to your own private balcony – perfect for morning coffee or evening unwinding. Upstairs, you'll find two generously sized bedrooms, each with its own bathroom for ultimate privacy and convenience. The primary bedroom features a walk-in closet and a stunning ensuite with double sinks and a sleek glass shower. A dedicated upstairs laundry room adds to the home's practical charm. All of this within walking distance to schools and parks, just minutes from shopping centers, banks, and all the amenities you need, with quick access to both Deerfoot and Stoney Trail – making your daily commute a breeze. This home offers more than we can describe – book your showing today and don't forget to check out the 3D tour!

Built in 2024

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2219910      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,497         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 140 Copperleaf Way Se |
| Subdivision | Copperfield           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z5G5                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Visitor Parking                |
| Parking Spaces | 3                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Rectangular Lot                       |
| Roof            | Asphalt Shingle                       |
| Construction    | Vinyl Siding, Wood Frame, See Remarks |
| Foundation      | Poured Concrete                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 83            |
| Zoning         | M-G           |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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