

224 Copperfield Lane SE  
Calgary, Alberta

MLS # A2173532



## \$429,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This bright and well maintained end-unit townhome boasts 2 master suites, each with spacious walk-in closets and full en-suite bathrooms. The kitchen features elegant maple cabinets, creating a warm and inviting space, complemented by the bright and open dining area and completing this floor is a 1/2 bath containing the laundry facilities. The main level living room impresses with its soaring 14' ceiling, floor-to-ceiling windows, and access to the rear deck. A fully finished walkout basement adds versatility, offering space that can serve as a cozy office, family room or hobby space with updated LVP flooring&mdash;flooded with natural light for inspiration. The basement entrance adds convenience access to the additional outdoor covered patio. Recent upgrades include a hot water tank and a high-efficiency furnace for added comfort and energy savings. Keep the snow off your vehicle in the attached fully finished garage. The condo complex takes care of snow shovelling and landscaping, so you can relax and enjoy your home. Located close to parks, playgrounds, public transportation, shopping, South Campus Hospital, YMCA & more. This home provides easy access to 52nd Street, Stoney Trail, Highway 22X, and other major routes.