

13 Copperfield Court SE  
Calgary, Alberta

MLS # A2177126



## \$425,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Guest, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome home to this exceptionally bright and well-kept 2 Bedroom, 2.5 Bath townhouse with over 1,476 sqft of living space, located in the highly sought-after Copperfield community of SE Calgary. This move-in-ready home offers convenience, comfort, and style, featuring a single attached garage and a full-size driveway for added convenience. Step into the spacious living room with an abundance of natural light, perfect for relaxing or entertaining. A few stairs up, you'll find a well-lit, contemporary kitchen and dining area, complete with maple espresso cabinets, contrasting counters and backsplash, and all major black appliances to make any busy lifestyle easier. The upper level boasts double master bedrooms, each with its own private ensuite bath and walk-in closet, ideal for roommates, a home office, or a kid's bedroom. The basement offers a large recreation room and a storage room, providing ample space for all your needs. Enjoy the sunny west-facing backyard with an oversized deck, perfect for year-round BBQs and outdoor gatherings. The home is ideally located close to all amenities, including schools, parks, playgrounds, bus stops, and shopping and dining options at 130th Avenue. Easy access to Stoney Trail and Deerfoot Trail ensures you can get anywhere you need to go with ease. Copperfield is a well-established community offering bike paths, local shopping, grocery stores, pubs, coffee shops, and more. Plus, it's just minutes away from the South Health Campus. Don't miss out on this fantastic opportunity! Contact your favorite Realtor and book your viewing today.