

# \$499,000 - 304 Copperstone Manor Se, Calgary

MLS® #A2264886

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Welcome to this large, fully finished, CORNER UNIT townhome in the heart of Copperfield! This 3 bedroom 3.5 bathroom home blends modern design with everyday comfort. The bright open concept home features upgraded pot lights, wide plank laminate flooring (carpet only on stairs), an electric fireplace, and a spacious kitchen with quartz countertops, stainless steel appliances, herringbone backsplash, large island, and an induction stove with a gas line available if preferred. The rare WRAP AROUND SOUTH FACING balcony is perfect for relaxing or entertaining and includes a gas line for your BBQ. The lower level flex space with a full bathroom offers endless possibilities for a home office, gym, living room, or guest area. Upstairs, all 3 bedrooms let in a ton of natural light and the primary suite features a double sink ensuite and walk-in closet. Additional highlights include AIR CONDITIONING, a water filtration system, upgraded shaker style cabinetry, vanity with extra storage in the powder room, extra windows, and a DOUBLE ATTACHED GARAGE with a MAN DOOR and extended driveway; rare to only specific corner units in the complex. Ideally located just a 3 minute walk to Copperfield School, close to parks, pathways, and all community amenities, this bright and well maintained home is move in ready. Reach out to book your showing today and make sure to check out the 3D Tour!

Built in 2021



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264886      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,748         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 304 Copperstone Manor Se |
| Subdivision | Copperfield              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 5G3                  |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Driveway     |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                               |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, BBQ gas line    |
| Lot Description   | Landscaped, Paved        |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 1                  |
| Zoning         | M-G d55            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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