



428 Copperstone Manor Calgary Alberta

\$485,000

GORGEOUS 2 BEDROOM UNIT | DOUBLE TANDEM GARAGE | WALKING DISTANCE TO AMENITIES! This lovely and exceptionally well-maintained rowhouse has a great location within the community and is very easy walking distance to an abundance of amenities including numerous schools and sports fields, retail, medical offices and the community association that boasts a great hall/clubhouse space, playground, arena with basketball nets, pleasure rink, tennis courts and the pathways around Wildflower Pond. This unit has a very functional layout and is among the larger floor plans in the complex, it also boasts an upgraded kitchen that provides additional cabinet, counter and storage space. The lower level greets you with a spacious entryway with access to the main level and oversized 39'10" x 12'2" tandem garage that also hosts the utility/storage room. The main level features a half bathroom and a very spacious and comfortable living room with patio doors that lead to the generous 16'1" x 7'7" balcony, perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The flexible dining area is adjacent to the kitchen and has an abundance of contemporary two-tone grey cabinetry, quartz countertops, stainless steel appliance package, double undermount sink and a huge island with seating. The upper level offers a smart laundry closet in the hall, a main 4-piece bathroom, 13'7" x 12'3" second bedroom with a double closet that spans the width of the room and the 15'11" x 10'2" primary bedroom suite with a spacious walk-in closet and 4-piece ensuite bathroom with a double quartz vanity and oversized walk-in shower stall. This unit also offers a very cozy back concrete patio with privacy walls and trees behind that help create a truly enjoyable private retreat. The list of upgrades and additional features is long and includes 9' ceilings on the main level and lowe...

Other 12.50 Ft x 5.50 Ft
 Furnace 12.67 Ft x 3.08 Ft
 Living room 15.92 Ft x 13.92 Ft
 Kitchen 13.17 Ft x 12.17 Ft
 Dining room 12.67 Ft x 10.17 Ft
 2pc Bathroom 8.00 Ft x 3.33 Ft

Primary Bedroom 15.92 Ft x 10.17 Ft
 Other 8.92 Ft x 4.42 Ft
 Bedroom 13.58 Ft x 12.25 Ft
 Laundry room 3.75 Ft x 3.17 Ft
 4pc Bathroom 8.92 Ft x 4.92 Ft
 4pc Bathroom 8.92 Ft x 7.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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