

**203 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2238861**



**\$444,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                               |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,299 sq.ft.                                                              | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street                                                                |               |                   |
| <b>Lot Size:</b> | -                                                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Environmental Reserve, Front Yard, Landscaped, Lawn, Level, ST |               |                   |

|                    |                                                                 |                   |          |
|--------------------|-----------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                          | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | \$ 300   |
| <b>Basement:</b>   | Full, Unfinished                                                | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                        | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage |                   |          |

**Inclusions:** na

Stunning End Unit Townhome in Prime Location Backing Onto Wetlands and Parkland This beautifully appointed end unit offers an exceptional location, siding onto expansive natural wetlands and a scenic park area, with direct access to a comprehensive walking and cycling pathway system. The front of the home also faces a large park with a playground, making it ideal for families and outdoor enthusiasts. Inside, you'll find a bright and open main floor layout featuring oversized windows that flood the space with natural light and provide stunning views of the surrounding greenery. The gourmet kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, and a generous central island—perfect for both everyday living and entertaining. The spacious tile-floored foyers at both the front and rear entries add convenience and style. Upstairs, the large primary suite offers a full en-suite bathroom, a walk-in closet, and additional windows for even more natural light. Two additional bedrooms and a full main bathroom complete the upper level. The fully developed basement includes a large fourth bedroom, laundry area, and additional space ready for your personal touch. A truly rare opportunity to own in one of the best locations in the community—don't miss out!