

**105 Copperfield Lane SE**  
**Calgary, Alberta**

**MLS # A2245484**



**\$429,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                         |               |                   |
| <b>Style:</b>    | 5 Level Split                                                 |               |                   |
| <b>Size:</b>     | 1,267 sq.ft.                                                  | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Garage Door Opener, On Street, Single Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                     |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape                                     |               |                   |

|                    |                             |                   |         |
|--------------------|-----------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Laminate, Linoleum          | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 373  |
| <b>Basement:</b>   | Partial, Partially Finished | <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>   | Ceiling Fan(s)              |                   |         |

**Inclusions:** n/a

Welcome to this sought after townhouse in the community of Copperfield! This charming home is designed with soaring high ceilings and an abundance of natural light, creating an inviting atmosphere throughout the entire living space. This home offers both comfort and style. The main floor is thoughtfully laid out with a seamless flow from the cozy living room to the modern kitchen and dining area, all opening up to a spacious balcony—perfect for soaking up the summer sunshine or enjoying your morning coffee. The upper level features 3 generously sized bedrooms, Master Bedroom comes complete with its own ensuite and walk-in closet, offering privacy and convenience. This home is ideally situated just minutes from playgrounds, schools, shopping centers, cafes, grocery stores, gyms, and scenic walking paths. Commuting is a breeze with easy access to major routes like Deerfoot Trail and Stoney Trail, as well as other nearby areas. Whether you're looking for modern comforts, convenient access to amenities, or a peaceful community to call home, this Copperfield gem has it all!