188 Copperfield Lane SE
Calgary, Alberta

MLS # A2244085

$389,900

Division:	Copperfield
Type:	Residential/Other
Style:	4 Level Split

Size:	1,249 sq.ft.	**Age:**	2004 (21 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-	
Floors:	Carpet, Linoleum	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	$ 367	
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-	
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-1 d75	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	High Ceilings, Pantry, Storage, Walk-In Closet(s)			

Inclusions: Island in kitchen, Window coverings, portable air conditioner in bedroom, kitchen table, TV hutch in living room

Welcome to this beautifully maintained townhome, perfectly situated in the highly desirable community of Copperfield. Thoughtfully designed for modern living, this bright and inviting home features two spacious bedrooms, each with its own private ensuite, plus a convenient half bath with laundry tucked away for added functionality. Flooded with natural light, the layout creates a warm and welcoming atmosphere, while the impressively soundproof construction offers the peace and quiet you deserve. The versatile WALK OUT to grade finished basement provides the perfect bonus space—ideal as a home office, cozy family room, or even an additional bedroom to suit your lifestyle. Enjoy quiet mornings on your deck and relaxing evenings on the back patio that overlooks a courtyard/greenspace. Inside, the home is impressively soundproof; ideal for those who value privacy and calm. Features include a NEW furnace(2021), freshly painted kitchen, some upgraded appliances(dishwasher, washer & dryer), and generous storage in the unit. The bright and airy layout makes the most of every square foot, creating a space that feels open and inviting. Come see how effortlessly this home fits your lifestyle! Contact your favourite REALTOR to schedule a private viewing.