



THE
A-TEAM

**RE/MAX
FIRST**

111 COPPERSTONE Park, Calgary T2Z 5E3

MLS® #: **A2115369**

Area: **Copperfield**

Listing Date: **03/15/24**

List Price: **\$489,900**

Status: **Pending**

County: **Calgary**

Change: **-\$4k, 06-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2020

Lot Information

Finished Floor Area

Abv Sqft:

1,378

Low Sqft:

Ttl Sqft:

1,378

Lot Sz Ar:

1,392 sqft

Lot Shape:

DOM

54

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat:

Breakfast Bar

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`5" x 7`5"
Kitchen	Main	13`10" x 13`2"
2pc Bathroom	Main	4`5" x 5`7"
4pc Bathroom	Upper	4`11" x 9`2"
Bedroom	Upper	9`8" x 8`1"
Laundry	Lower	12`4" x 9`6"

Room	Level	Dimensions
Living Room	Main	12`5" x 12`1"
Bedroom - Primary	Upper	12`5" x 11`1"
4pc Ensuite bath	Upper	9`3" x 4`11"
Bedroom	Upper	9`3" x 12`7"
Bonus Room	Upper	3`9" x 3`4"
Entrance	Lower	7`10" x 6`3"

Legal/Tax/Financial

Condo Fee:

\$316

Title:

Fee Simple

Zoning:

M-1 d100

Legal Desc:	1610944	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Excellent location! This stunning corner townhouse boasts a prime position overlooking the park in the sought-after, well-established neighborhood of Copperfield. Upon entry, you're greeted by a formal entrance leading to an inviting open-concept main floor. The kitchen is equipped with a spacious island, pantry, granite countertops, and stainless steel appliances. The generous dining and living areas feature oversized windows with remote control blinds, flooding the space with natural light. Upstairs, retreat to three bedrooms, including the master bedroom with a sizeable walk-in closet and a luxurious 4-piece ensuite bathroom. The laundry room offers versatility, ideal for a small gym or additional storage. Completing the property is a double detached garage. Conveniently located near schools and the amenities of 130th Ave and 52nd Street, this opportunity is not to be missed. Schedule your viewing today!</p>		
Inclusions:	N/A		
Property Listed By:	BluePoint Realtors		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



