



THE
A-TEAM

**RE/MAX
FIRST**

189 COPPERSTONE Terrace, Calgary T2Z 0J4

MLS® #: **A2123094** Area: **Copperfield** Listing Date: **04/18/24** List Price: **\$549,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **3,035 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,371**
Low Sqft:
Ttl Sqft: **1,371**

DOM

31
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Lane,Front Yard,Lawn,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction:
Brick,Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`5"	Kitchen	Main	14`0" x 12`3"
Dining Room	Main	12`3" x 8`5"	Foyer	Main	6`9" x 6`6"
Mud Room	Main	5`5" x 3`10"	Bedroom - Primary	Second	12`3" x 11`6"
Walk-In Closet	Second	6`6" x 5`1"	3pc Ensuite bath	Second	8`6" x 5`0"
Bedroom	Second	9`10" x 8`9"	Bedroom	Second	9`10" x 8`9"
4pc Bathroom	Second	8`9" x 5`0"	2pc Bathroom	Main	5`7" x 5`0"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **0711973**

Zoning: **R-1N**

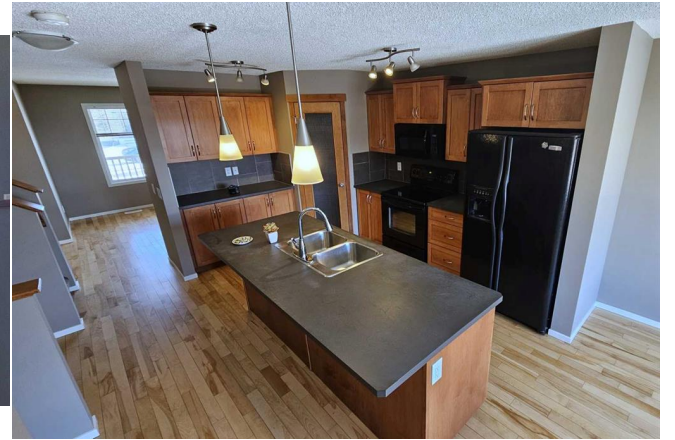
Remarks

Pub Rmks: **Step inside this beautiful home and fall in love with its natural lighting and open spaces, including 3 bedrooms, 2.5 bathrooms, a living area, and a bright kitchen. This property and community are sure to meet your needs being located near schools, playgrounds, parks, and all amenities! Step outside onto the yard perfect for hosting barbecues and enjoying quiet and relaxing evenings on the deck. Imagine the potential of building your own detached garage in the 2-car parking pad just behind the property. The potential is endless! This property boasts comfort, practicality, and provides ample space for you and your family to grow into! Immediate possession available! Don't miss out on this one!**

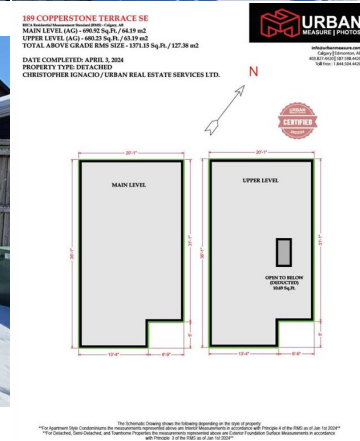
Inclusions: **NONE**
 Property Listed By: **URBAN-REALTY.ca**

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









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