



THE
A-TEAM

**RE/MAX
FIRST**

24 COPPERSTONE Place, Calgary T2Z 0G5

MLS®#: **A2124741**

Area: **Copperfield**

Listing Date: **04/20/24**

List Price: **\$689,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,047 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,845**
Low Sqft:
Ttl Sqft: **1,845**

DOM

29

Layout

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

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer

Int Feat:

Kitchen Island,Pantry,See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	14`7" x 13`6"	Walk-In Closet	Upper	3`11" x 7`6"
4pc Ensuite bath	Upper	10`0" x 9`2"	Bedroom	Upper	8`11" x 11`2"
Bedroom	Upper	9`11" x 8`10"	3pc Bathroom	Upper	6`5" x 9`2"
Laundry	Upper	6`4" x 6`5"	Kitchen	Main	9`11" x 13`2"
Mud Room	Main	5`10" x 7`11"	Dining Room	Main	7`11" x 11`11"
Living Room	Main	15`0" x 13`0"	2pc Bathroom	Main	4`10" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0612801

Zoning:
R-1N

Remarks

Pub Rmks: **2-storey House 3 BEDROOM, BONUS ROOM AND 2.5 BATH comes in one of the best community Copperfield, GOOD FOR INVESTERS CURRENTLY RENTED FOR \$2500/Month + utilities, Good Tenant living from more than 5 years and want to satay. Located close to SCHOOL, PLAYGROUND, SHOPPING, Community center and Skating rink. Main floor offers large Living-room with Gas fireplace, Dinning Room, Open concept kitchen with stainless steel appliances, Half bath and back door leads to deck. Upper floor has spacious master Bedroom with 4-piece Bath and additional 2 good size bedrooms with 4-pc common full bath and large Bonus Room. Basement is unfinished awaits your personal touches, offering potential for customization to suit your needs and preferences. Fully fenced and landscaped. Double Attached Garage + Paved Back lane. Easy access to major Highway and Stoney trail. Don't miss this home, book a showing today!**

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

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







