



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**272 COPPERSTONE Cove, Calgary T2Z 0L4**

MLS®#: **A2140742**      Area: **Copperfield**      Listing **06/12/24**      List Price: **\$449,900**  
 Status: **Pending**      County: **Calgary**      Date:      Change: **-\$5k, 14-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2006**      Abv Sqft: **1,333**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **1,344 sqft**      Ttl Sqft: **1,333**  
 Lot Shape:

DOM

**96**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Oversized, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction:      **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring:      **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance**      Fnd/Bsmt:      **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer**  
 Int Feat: **High Ceilings, No Smoking Home, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 12`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 8`10"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>8`6" x 8`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`11" x 11`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>4`11" x 3`6"</b>	<b>Family Room</b>	<b>Basement</b>	<b>16`7" x 8`10"</b>
<b>Mud Room</b>	<b>Basement</b>	<b>10`11" x 4`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$351**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G d44**

Legal Desc: **0714623**

Remarks

Pub Rmks: **Open house June 22nd from 1:00-3:00. This charming 2-bedroom townhome is nestled in the well-kept Copperfield Chalets, offering low condo fees. It overlooks Wild Flower Pond, with pathways, parks, tennis courts, and schools all within a short walk, and shopping conveniently located across the street. Recently renovated, it features new flooring and paint throughout, a luxurious bathroom with real Carrera marble, a frameless jetted shower, and an extra-deep soaker tub. The kitchen is equipped with sleek black cabinets, gold accents, a large granite under-mount sink, white quartz countertops, upgraded stainless steel appliances, a generous island, and a built-in eating nook. The home also boasts upgraded light fixtures and fittings, as well as a modern open floor plan with 9-foot ceilings on the main floor. The fully finished basement can be converted into a third bedroom or used as a home office, thanks to its additional rear walkout entrance. With a desirable street-facing front entrance, an oversized single-car garage with a driveway, an updated hot water tank, and a perfect blend of functionality and style, this townhome is ideal for small families, professionals, or first-time buyers.**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

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