



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 COPPERLEAF Way, Calgary T2Z 5G5**

MLS®#: **A2160138**

Area: **Copperfield**

Listing Date: **08/23/24**

List Price: **\$498,800**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,447**  
Low Sqft:  
Ttl Sqft: **1,447**

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Street Lighting,Other**

**Additional Parking,Double Garage Attached,Driveway,Garage Faces Rear,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`9" x 14`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`8"</b>
<b>Entrance</b>	<b>Lower</b>	<b>12`0" x 13`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`0" x 3`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`6" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`6" x 10`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 7`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`7" x 5`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`7" x 4`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$229**

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

Zoning:  
**M-Gd55**

Legal Desc: **1911365**

Remarks

Pub Rmks: **BRAND-NEW 3 BEDROOM 2.5 BATH UNIT | TANDEM GARAGE | WALKING DISTANCE TO SCHOOLS, PARKS, AMENITIES and WALKING PATHS! Why build and wait months when you can move into your brand-new home right away. Featuring over 1400 sq ft of developed living space, this trendy unit boasts a modern design with well-defined spaces perfect for the growing family. Enter through the lower-level front entrance into the surprisingly spacious foyer or through the rear man door into the oversized 33'4' x 12'6" tandem garage which also hosts the utility room and spaces for storage. Up the stairs to the open concept main level shared by the kitchen, dining room and living room. All taking advantage of the sunny SE front windows. Bright & functional kitchen features stainless steel appliance package, generous quartz counter space, plenty of modern cabinetry & a spacious center island. Relax or host your friends and family on the adjacent 14' x 8' duradeck balcony with BBQ gas line (upgrade). A massive living room, dining room space and a nicely tucked away 2-piece bath complete the level. Oh, almost forgot to mention the den space near the kitchen which is perfect for a small desk home office. The well-designed upper level includes a convenient laundry closet in the hall and offers a large primary bedroom with ensuite bathroom on one end and two good sized secondary bedrooms on the other which share a 4 piece main bath. The generous primary bedroom features a private ensuite with double quartz vanity, a spacious walk-in closet and an oversized walk-in shower stall. The list of upgrades and additional features includes 9' ceilings on the main level, luxury vinyl plank flooring (main floor and lower entrance), upgraded feature dining room light fixture, custom window blinds, upgraded washer/dryer, and tile flooring in ensuite and main bath. Fully drywalled and insulated garage, visitor parking nearby, on-site playground and much more. Close to Wildflower Pond pathways, Copperfield school (K-5), Catholic School (K-9), and a quick drive to all amenities. With low condo fees, this townhome has exactly what you're looking for!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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