



THE
A-TEAM

**RE/MAX
FIRST**

77 COPPERSTONE Road, Calgary T2Z 5G3

MLS®#: **A2160809**

Area: **Copperfield**

Listing Date: **08/30/24**

List Price: **\$494,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,561**
Low Sqft:
Ttl Sqft: **1,561**

DOM

19
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet, Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`10" x 7`11"
2pc Bathroom	Second	3`0" x 6`6"
Kitchen	Second	18`2" x 14`8"
4pc Bathroom	Third	8`1" x 4`10"
Bedroom	Third	8`11" x 10`7"
Bedroom - Primary	Third	12`3" x 12`0"

Room	Level	Dimensions
Furnace/Utility Room	Main	2`10" x 4`9"
Dining Room	Second	11`8" x 11`2"
Living Room	Second	15`3" x 13`11"
4pc Ensuite bath	Third	8`0" x 7`3"
Bedroom	Third	8`11" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d55

Legal Desc: **1911365**

Remarks

Pub Rmks: **Motivated Sellers!! Walking paths through the Alkali Wetland, playgrounds, soccer fields, basketball courts, outdoor skating rinks, community centre, elementary and junior high school. These are just a few of the amenities within a short walking distance from perfectly located townhouse in Copperfield. If the location doesn't have you sold already, let's move through the house and get you really excited. A den off the front entrance gives you an instant feel of open space in this 1500+ sq ft townhome, and with a full 3 piece bath included on the main floor, it leaves you endless options on how to use this space. Moving to the second floor we have a generous sized living room with electric fireplace, an open kitchen, boasting stainless steel appliances, quartz counter tops, plenty of cupboard space, a central island to separate the space and a half bathroom just off the dining room. Moving up to the 3rd floor we have a beautiful primary bedroom with ensuite and walk in closet, a second AND 3rd bed room, full 3 piece bathroom, and conveniently washer and dryer closet**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









