



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2161194**

Area: **Copperfield**

Listing Date: **08/28/24**

List Price: **\$479,800**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 13-Sep**

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

**21**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**3 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Street Lighting**

**Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Playground**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 14`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 8`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`3" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`3" x 7`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`11" x 3`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`5" x 8`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`0" x 11`3"</b>
<b>Entrance</b>	<b>Lower</b>	<b>11`5" x 12`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$229**

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

Zoning:  
**m-gd55**

Legal Desc: **1911365**

Remarks

Pub Rmks: **This brand-new 3-bedroom, 2.5-bath townhome, spanning over 1,400 sq ft, is ideal for a growing family. Located within walking distance to schools, parks, and amenities, it features a tandem garage, front driveway parking, a spacious foyer/den, and a modern open-concept main level. The bright kitchen boasts stainless steel appliances, quartz countertops, and a center island, while the living and dining areas provide ample space for relaxation. Highlights include a large balcony with a BBQ gas line, a luxurious primary bedroom with an ensuite and walk-in closet, 9' ceilings, upgraded luxury vinyl plank flooring to the bedroom level, and custom window blinds. The fully insulated garage and proximity to Wildflower Pond pathways and amenities complete this appealing home.**

Inclusions:  
Property Listed By: **none**  
**Grand Realty**

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













