



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #3412, Calgary T2Z 5C9

MLS®#: **A2161577**

Area: **Copperfield**

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

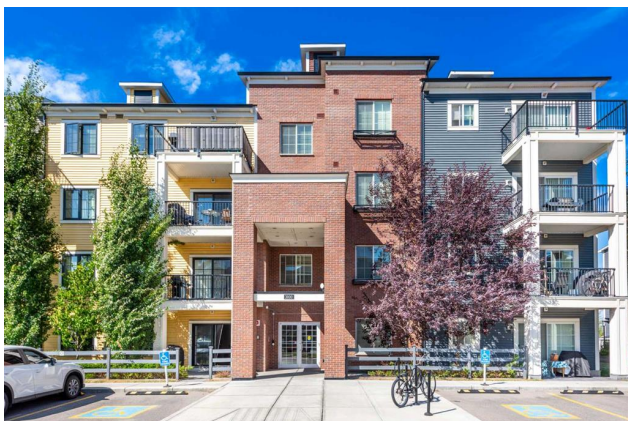
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **811**
Low Sqft:
Ttl Sqft: **811**

Underground

DOM

19

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Uncovered Courtyard**

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Pantry, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 14`3"	Kitchen	Main	12`7" x 10`11"
Dining Room	Main	9`8" x 7`7"	Bedroom	Main	9`2" x 13`4"
4pc Bathroom	Main	9`1" x 7`7"	Bedroom - Primary	Main	10`2" x 13`11"
3pc Ensuite bath	Main	5`1" x 7`8"			

Legal/Tax/Financial

Condo Fee:
\$433

Title:
Fee Simple

Zoning:
M-2 d150

Fee Freq:
Monthly

Legal Desc: **1711891**

Remarks

Pub Rmks: **Open House Saturday September 14, 2024 12PM - 3 PM. Welcome to this delightful 4-story, colorful condo complex, ideal for first-time homebuyers! This impeccably maintained top-floor unit features 2 bedrooms, 2 bathrooms, in-suite laundry, 9-foot ceilings, and a west-facing balcony. Step into the modern open floor plan and be welcomed by a kitchen outfitted with stainless steel Whirlpool appliances and quartz countertops. The spacious living room is perfect for entertaining and opens to a private balcony with a gas BBQ hookup. Both bedrooms are generously sized, with the master offering a walk-through closet and a 3-piece ensuite. Building amenities include an uncovered courtyard, dog run, and titled underground parking. Additionally, the property backs onto a park with green space, walking/bike paths, a playground, and a basketball court. This beautiful Condo is just minutes from restaurants, schools and shopping, with convenient access to Stoney Trail and Deerfoot. Don't miss out! Call today for more information.**

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

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





