



THE A-TEAM

RE/MAX FIRST

72 COPPERSTONE Common, Calgary T2Z 5E4

MLS@#: A2161864 Area: Copperfield Listing Date: 08/31/24 List Price: \$499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2015
Lot Information
Lot Sz Ar: 1,356 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,567
Low Sqft:
Ttl Sqft: 1,567

DOM
18
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 3 Storey

Parking
Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Corner Lot, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Treed, Views
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Bathroom Rough-in, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, etc. with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:  
**\$283**

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

Zoning:  
**M-1 d100**

Legal Desc: **1610944**

Remarks

Pub Rmks: **Adorable and Affordable, End unit, Lifestyle townhouse in Copperfield is looking for a new owner! Attached garage + Driveway, 2 bed, 2.5 bath, den, huge living room, fully upgraded kitchen, private deck with open view, lower level with walk-out entry and concrete patio! Plus no one behind your home! Open concept, 9ft ceiling, and efficient floor plan to maximize its spacious look! Large windows to capture the abundance of natural lights in every corner of the home! The quality built by Hopewell with decent materials and bunch of upgrades to satisfy your taste! Modern laminate floor throughout the main level, beautiful timeless white cabinetry provides ample space to store all your favorite dishes, gorgeous granite countertop, honeycomb backsplash tiles, stainless steel appliance package with gas stove, and big island with breakfast nook! Den with a window makes perfect home office or kid's play area! Enjoy reading or cup of tea or alfresco lunch or dinner festivity with BBQ gas hook up on your deck! Upstairs, the primary bedroom has two side windows and east facing view to showcase incredible sunrise, huge walk-in closet with wire shelves and ensuite 4pc bathroom! The other bedroom has identical size and layout, two side windows and huge walk-in closet. There is another 4pc bathroom and the laundry room is conveniently located in this level. The foyer on the ground level has gorgeous tile floor with an additional heater, and there is massive flex space with bathroom rough-in and sliding door to the outside! You can utilize this area for family recreation room, home gym, or extra bedroom! Perfect home for young professionals, growing family, and golden age! Across from play ground, parks and close to schools, strip malls & major roads! Great value! Great price! Call now!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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