



THE
A-TEAM

**RE/MAX
FIRST**

428 COPPERSTONE Manor, Calgary T2Z 5G3

MLS®#: **A2164780**

Area: **Copperfield**

Listing Date: **09/12/24**

List Price: **\$485,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,571**
Low Sqft:
Ttl Sqft: **1,571**

Landscaped,Level,See Remarks
Additional Parking,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Tandem

DOM

7

Layout

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

Parking

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

Utilities and Features

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

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

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`11" x 13`11"
Dining Room	Main	12`8" x 10`2"
Bedroom - Primary	Upper	15`11" x 10`2"
Bedroom	Upper	13`7" x 12`3"
4pc Bathroom	Upper	8`11" x 4`11"
Entrance	Lower	12`6" x 5`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 12`2"
2pc Bathroom	Main	8`0" x 3`4"
Walk-In Closet	Upper	8`11" x 4`5"
Laundry	Upper	3`9" x 3`2"
4pc Ensuite bath	Upper	8`11" x 7`2"
Furnace/Utility Room	Lower	12`8" x 3`1"

Condo Fee:
\$262

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-G d55

Legal Desc: **1911365**

Remarks

Pub Rmks: **GORGEOUS 2 BEDROOM UNIT | DOUBLE TANDEM GARAGE | WALKING DISTANCE TO AMENITIES!** This lovely and exceptionally well-maintained rowhouse has a great location within the community and is very easy walking distance to an abundance of amenities including numerous schools and sports fields, retail, medical offices and the community association that boasts a great hall/clubhouse space, playground, arena with basketball nets, pleasure rink, tennis courts and the pathways around Wildflower Pond. This unit has a very functional layout and is among the larger floor plans in the complex, it also boasts an upgraded kitchen that provides additional cabinet, counter and storage space. The lower level greets you with a spacious entryway with access to the main level and oversized 39'10' x 12'2" tandem garage that also hosts the utility/storage room. The main level features a half bathroom and a very spacious and comfortable living room with patio doors that lead to the generous 16'1" x 7'7" balcony, perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The flexible dining area is adjacent to the kitchen and has an abundance of contemporary two-tone grey cabinetry, quartz countertops, stainless steel appliance package, double undermount sink and a huge island with seating. The upper level offers a smart laundry closet in the hall, a main 4-piece bathroom, 13'7" x 12'3" second bedroom with a double closet that spans the width of the room and the 15'11" x 10'2" primary bedroom suite with a spacious walk-in closet and 4-piece ensuite bathroom with a double quartz vanity and oversized walk-in shower stall. This unit also offers a very cozy back concrete patio with privacy walls and trees behind that help create a truly enjoyable private retreat. The list of upgrades and additional features is long and includes 9' ceilings on the main level and lower levels, luxury vinyl plank flooring, soft close cabinetry throughout, reverse osmosis drinking water tap in the kitchen, water softener, custom blinds, BBQ gas line to the main level balcony, fully drywalled and insulated garage, visitor parking nearby, on-site playground and much more. Welcome Home.

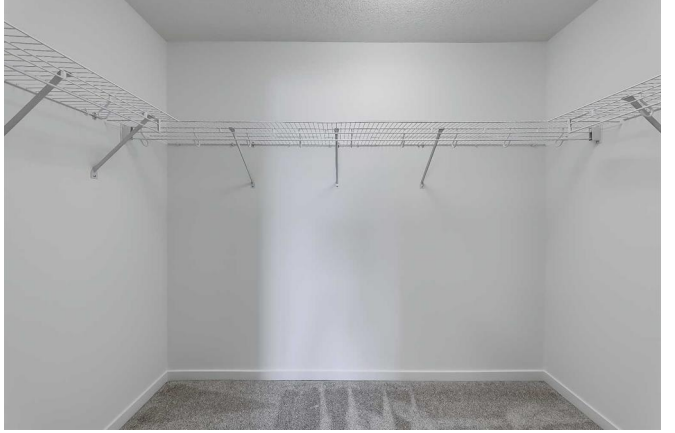
Inclusions: **None**
 Property Listed By: **CIR Realty**

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

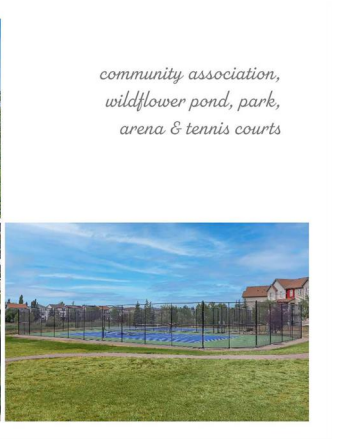








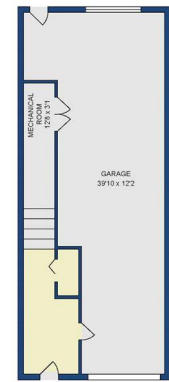




*community association,
wildflower pond, park,
arena & tennis courts*



*numerous schools,
playgrounds &
pathways*



LOWER FLOOR PLAN

169.87 SQFT

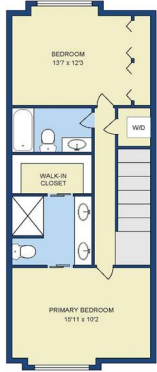
428 COPPERSTONE MANOR SE



MAIN FLOOR PLAN

693.17 SQFT

428 COPPERSTONE MANOR SE



UPPER FLOOR PLAN

708.88 SQFT

428 COPPERSTONE MANOR SE