



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #4313, Calgary t2z5c9

MLS®#: **A2173458**

Area: **Copperfield**

Listing Date: **10/16/24**

List Price: **\$324,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 22-Nov**

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: **794**
Low Sqft:
Ttl Sqft: **794**

Parkade,Underground

DOM

48

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Mixed**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`6" x 8`7"	Living Room	Main	14`4" x 12`2"
Bedroom - Primary	Main	11`4" x 10`1"	Bedroom	Main	9`6" x 9`0"
Laundry	Main	3`2" x 3`1"	3pc Ensuite bath	Main	1`1" x 1`1"
4pc Ensuite bath	Main	1`1" x 1`1"			

Legal/Tax/Financial

Condo Fee:
\$445

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1611414**

Remarks

Pub Rmks: **YOUR NEW HOME ... looks like new, feels like new and you can be in your new home just in time to decorate it for Christmas. It has been completely freshly painted in high end decorator paint, including trim and doors. When originally purchased, "extra upgrades" were chosen, including, the walk in shower in the ensuite, quartz counters on all surfaces, white wood kitchen cabinets, premium stainless steel appliances & laminate flooring in the living room. With both bedrooms having their own ensuite, it's the perfect opportunity for a room mate, especially since the bedrooms are separated by the living room, giving privacy. With winter just around the corner, enjoy your heated TITLED underground parking stall. The building is pet friendly (check the restrictions) the walking paths are at your back door. Sit on your generous sized balcony with the gas BBQ hook up, and enjoy the east sun, it floods your living area too. If you aren't familiar with the exceptional location, Copperfield is close to Stoney Trail, Deerfoot , the South Hospital, transit, a skate park, New Brighton Athletic Park and amazing shopping. Be home for Christmas!**

Inclusions:
Property Listed By: **n/a**
MaxWell Capital Realty

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







