



THE A-TEAM

RE/MAX FIRST

224 COPPERFIELD Lane, Calgary T2Z 4T3

MLS®#: A2173532 Area: Copperfield Listing: 10/18/24 List Price: \$429,000
Status: Active County: Calgary Change: -\$6k, 29-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2004
Finished Floor Area: 1,503
Lot Sz Ar: 2,250 sqft
Ttl Sqft: 1,503

DOM

33
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 5 Level Split

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Corner Lot, Few Trees, Front Yard, Landscaped
Park Feat: Single Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Floor Furnace
Sewer:
Ext Feat: Balcony
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, 3pc Ensuite bath, Bedroom, Flex Space, 2pc Bathroom, Kitchen, 4pc Ensuite bath, Bedroom - Primary, Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee:
\$373

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0411853**

Remarks

Pub Rmks: **This bright and well maintained end-unit townhome boasts 2 master suites, each with spacious walk-in closets and full en-suite bathrooms. The kitchen features elegant maple cabinets, creating a warm and inviting space, complemented by the bright and open dining area and completing this floor is a 1/2 bath containing the laundry facilities. The main level living room impresses with its soaring 14' ceiling, floor-to-ceiling windows, and access to the rear deck. A fully finished walkout basement adds versatility, offering space that can serve as a cozy office, family room or hobby space with updated LVP flooring—flooded with natural light for inspiration. The basement entrance adds convenience access to the additional outdoor covered patio. Recent upgrades include a hot water tank and a high-efficiency furnace for added comfort and energy savings. Keep the snow off your vehicle in the attached fully finished garage. The condo complex takes care of snow shovelling and landscaping, so you can relax and enjoy your home. Located close to parks, playgrounds, public transportation, shopping, South Campus Hospital, YMCA & more. This home provides easy access to 52nd Street, Stoney Trail, Highway 22X, and other major routes.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







