



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 COPPERFIELD Court, Calgary T2Z 4Z4**

MLS®#: **A2173731**      Area: **Copperfield**      Listing **10/18/24**      List Price: **\$419,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$15k, 14-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **1,227 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,255**  
 Low Sqft:  
 Ttl Sqft: **1,255**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Rectangular Lot**  
 Park Feat: **Garage Faces Front, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Laminate Counters, Pantry, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`11"</b>	<b>Kitchen</b>	<b>Third</b>	<b>10`3" x 11`1"</b>
<b>Dining Room</b>	<b>Third</b>	<b>7`0" x 9`10"</b>	<b>Bedroom</b>	<b>Level 4</b>	<b>8`11" x 11`10"</b>
<b>3pc Ensuite bath</b>	<b>Level 4</b>	<b>7`11" x 5`10"</b>	<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>10`9" x 12`3"</b>
<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>10`10" x 5`7"</b>	<b>Living Room</b>	<b>Second</b>	<b>115`1" x 2`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>10`5" x 12`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$391**

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

Zoning:  
**M-1**

Legal Desc: **0512813**

Remarks

Pub Rmks: **REDUCED!! SUN FILLED SOUTH FACING UNIT BACKING ONTO GREENSPACE! Welcome to this updated townhome with a phenomenal floor plan, and one of the few units in the complex that backs onto a green patch. Brand new modern flooring and paint throughout, and soaring ceilings greet you as you enter this bright and open home. The main floor family room features vaulted ceilings with numerous windows filling the room with natural light, and overlooks the green space with direct access to your balcony. Head up a few steps and you will find an open concept kitchen fitted with plenty of cabinetry and counterspace overlooking the family room. There is also a dedicated dining room that is perfect for entertaining and family dinners. A half bath and laundry room complete this level. Upstairs you will find an ideal setup of 2 primary bedrooms each with their own private ensuites, and separate walk in closets. There is also a developed lower level that is perfect for a TV/games room, and a ton of storage space. Single attached garage that is fully drywalled with a driveway for an additional vehicle, great location that is close to schools, parks, transit, and amenities...and located in a well maintained complex!**

Inclusions: **None**  
Property Listed By: **The Real Estate District**

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

















