



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #3314, Calgary T2Z 5C9

MLS® #: **A2174143**

Area: **Copperfield**

Listing Date: **10/19/24**

List Price: **\$309,500**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Finished Floor Area

Abv Sqft: **802**

Low Sqft:

Ttl Sqft: **802**

DOM

32

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`11" x 8`5"
Dining Room	Main	7`0" x 7`0"
4pc Ensuite bath	Main	7`8" x 4`11"
4pc Bathroom	Main	9`2" x 7`8"

Room	Level	Dimensions
Living Room	Main	13`0" x 12`3"
Bedroom - Primary	Main	13`3" x 10`2"
Bedroom	Main	13`3" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$445**

Title: **Fee Simple**

Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1711891**

Remarks

Pub Rmks: ****CHECK OUT THE MULTIMEDIA LINK FOR A FULL VIDEO WALK THROUGH**** Nestled in the tranquil community of Copperfield, this bright and inviting third-floor unit is the perfect blend of comfort and convenience. With 2 bedrooms and 2 bathrooms, this spacious home spans over 800 sq. ft. and features not one, but **TWO TITLED PARKING** stalls—one underground and one surface—making parking a breeze. The east-facing orientation floods the unit with natural light, enhancing the beautiful kitchen, which offers plenty of space for a dining table or a movable island. The expansive living area flows seamlessly to a generous patio, complete with a gas line for summer BBQs, perfect for entertaining or simply relaxing outdoors. Both bedrooms are well-sized and feature ample closet space, each with its own attached bathroom—ideal for first-time homebuyers, families, or savvy investors. Don't miss out on this fantastic opportunity to make Copperstone Park III your new home!

Inclusions: **NONE**
Property Listed By: **Grassroots Realty Group**

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







