



THE A-TEAM

RE/MAX FIRST

236 COPPERSTONE Cove, Calgary T2Z 0L4

MLS@#: A2174772 Area: Copperfield Listing Date: 10/25/24 List Price: \$479,999
Status: Active County: Calgary Change: -\$5k, 01-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2007
Lot Information
Lot Sz Ar: 159 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,472
Low Sqft:
Ttl Sqft: 1,472

DOM
26
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Lawn, Low Maintenance Landscape
Park Feat: Double Garage Attached, Garage Faces Front, Heated Garage, Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, ENERGY STAR Qualified Equipment, Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Convection Oven, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer
Int Feat: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Foyer, Bathroom, Bedroom, etc. with their respective levels and dimensions.

Mud Room

Lower

16`0" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$391

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **0714623**

Remarks

Pub Rmks:

Welcome to your dream home! This turn-key townhome offers a harmonious blend of comfort and style, featuring two generously sized bedrooms and a thoughtfully designed layout. Sunlight pours into the living and dining areas, highlighting the stunning luxury vinyl plank flooring that flows seamlessly through the living room, kitchen, half bath, and dining area. The kitchen is a chef's delight, boasting ample space and cabinetry, complemented by a sprawling 9ft island perfect for meal prep, a hide away trash, usb plugs and additional storage under the bistro seating . Upstairs, the convenience of a laundry room makes chores a breeze. Step onto the northeast-facing back porch to enjoy a unique sitting view. The primary suite is a sanctuary, complete with a custom-assembled bed set, a private ensuite, and a walk-in closet. The second bedroom also features a walk-in closet, a spacious ensuite with a walk-in shower, and room for a desk or extra storage. The double garage is a versatile space, fully finished and painted, offering room for storage, a gym, or parking for two vehicles. Equipped with heating, a parking sensor, central vac hookup, and even its own TV, this garage is accessible via the garage door or a door from the fully finished basement. Downstairs, enjoy the cozy ambiance of an electric fireplace and additional storage under the stairs. The furnace room includes a handy sink, a humidifier, alarm box, and a recently replaced furnace from 2020. This home stands out with a roof replaced just two years ago and is the only unit with an insulated and spray-foamed attic. Situated on a quiet side street, it offers two front parking pads, convenient back street parking, easy visitor parking (with dash sign if staying over night). Easy access to a nearby strip mall with dental and medical services, as well as a 7-Eleven. 2 garbage rooms in the complex with recycling and compost. With proximity to sports fields, schools, a rink, public transportation, and picturesque walking paths around the pond, this location truly has it all. Don't miss out on making this beautifully updated home yours today!

Inclusions: **Primary bedroom set, parking sensor, garage electric heater, garage t.v. Freezer in furnace room , sink in furnace room. extra microwave in the garage, Tv mounts, Security system.**

Property Listed By: **Real Broker**

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













