

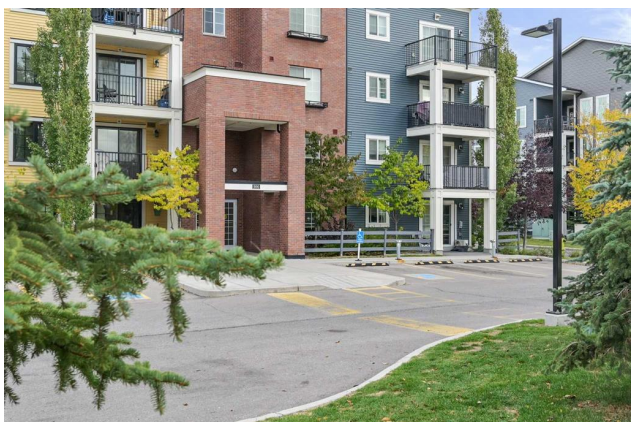


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 COPPERSTONE Park #1311, Calgary T2Z 5C9**

MLS® #: **A2176256**      Area: **Copperfield**      Listing Date: **10/30/24**      List Price: **\$359,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Level**  
 Park Feat: **Garage Door Opener,Parkade,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **910**  
 Low Sqft:  
 Ttl Sqft: **910**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Fireplace(s),Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Track Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 12`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`8" x 8`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`6" x 3`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`3" x 4`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`0" x 6`5"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 10`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`3" x 3`2"</b>

Legal/Tax/Financial

Condo Fee:  
**\$482**

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

Zoning:  
**M-2**

Legal Desc: **1512849**

Remarks

Pub Rmks: **Welcome to your spacious 3rd-floor corner unit in Copperfield Park III, featuring 2 large bedrooms, 2 full bathrooms, and an open floor plan. with lots of natural light. The modern kitchen features granite countertops, newer stainless-steel appliances, and plenty of cabinet storage. The open living area is perfect for relaxing with its cozy fireplace and central air conditioning updated less than 2 years ago, ensuring year-round comfort, and the large windows for natural light from all directions, or easily step out to your private balcony, with gas hookup. The engineered hardwood flooring throughout the main areas adds a fresh and modern touch, while the bedrooms been updated newer, plush carpet. The generous primary bedroom includes a walk through closet and private 3pc ensuite bathroom, while the second bedroom is perfect for guests or a home office, located on the opposite side for privacy. The main 4 pc bath and convenient in suite laundry complete the package. This unit also includes titled underground parking and an accompanying storage locker Located in one of Calgary's most desirable SE communities, with access to walking paths, green spaces, and close to shopping and transit, this completely move-in ready condo is perfect for anyone seeking both comfort and convenience. Don't miss this opportunity; schedule your private viewing today!**

Inclusions:  
Property Listed By: **Cabinet Storage  
Greater Property Group**

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





