



THE
A-TEAM

**RE/MAX
FIRST**

13 COPPERFIELD Court, Calgary T2Z 4Z3

MLS®#: **A2177126** Area: **Copperfield** Listing Date: **11/03/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **1,388 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Paved,Rectangular Lot**
 Park Feat: **Garage Door Opener,Guest,Single Garage Attached**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Third	9`11" x 6`1"	Living Room	Second	18`2" x 11`5"
Family Room	Basement	12`7" x 10`6"	Kitchen	Third	10`10" x 10`3"
Laundry	Third	4`11" x 3`5"	Bedroom - Primary	Level 4	12`3" x 10`10"
Bedroom	Level 4	11`10" x 8`11"	2pc Bathroom	Third	4`11" x 4`4"
3pc Ensuite bath	Level 4	7`11" x 5`11"	4pc Ensuite bath	Level 4	10`10" x 5`7"
Foyer	Main	7`11" x 6`9"			

Legal/Tax/Financial

Condo Fee:
\$388

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **0512813**

Remarks

Pub Rmks: **Welcome home to this exceptionally bright and well-kept 2 Bedroom, 2.5 Bath townhouse with over 1,476 sqft of living space, located in the highly sought-after Copperfield community of SE Calgary. This move-in-ready home offers convenience, comfort, and style, featuring a single attached garage and a full-size driveway for added convenience. Step into the spacious living room with an abundance of natural light, perfect for relaxing or entertaining. A few stairs up, you'll find a well-lit, contemporary kitchen and dining area, complete with maple espresso cabinets, contrasting counters and backsplash, and all major black appliances to make any busy lifestyle easier. The upper level boasts double master bedrooms, each with its own private ensuite bath and walk-in closet, ideal for roommates, a home office, or a kid's bedroom. The basement offers a large recreation room and a storage room, providing ample space for all your needs. Enjoy the sunny west-facing backyard with an oversized deck, perfect for year-round BBQs and outdoor gatherings. The home is ideally located close to all amenities, including schools, parks, playgrounds, bus stops, and shopping and dining options at 130th Avenue. Easy access to Stoney Trail and Deerfoot Trail ensures you can get anywhere you need to go with ease. Copperfield is a well-established community offering bike paths, local shopping, grocery stores, pubs, coffee shops, and more. Plus, it's just minutes away from the South Health Campus. Don't miss out on this fantastic opportunity! Contact your favorite Realtor and book your viewing today.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







