

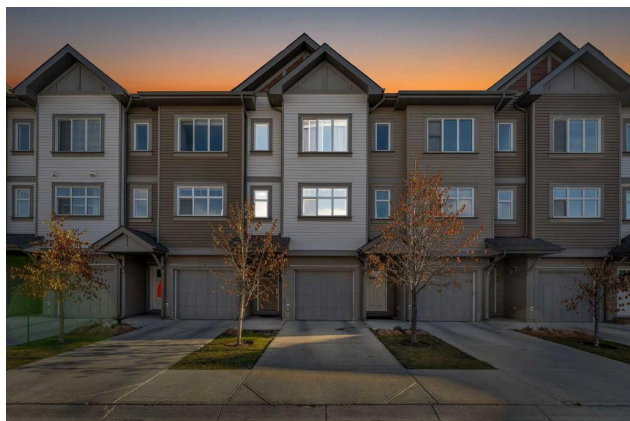


THE
A-TEAM

**RE/MAX
FIRST**

64 COPPERSTONE Common, Calgary T2Z5E4

MLS®#: **A2178225** Area: **Copperfield** Listing Date: **11/08/24** List Price: **\$454,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**

Lot Information

Lot Sz Ar: **1,140 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,467**
 Low Sqft:
 Ttl Sqft: **1,467**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage,Wood Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Den	Main	11`0" x 9`1"
2pc Bathroom	Second	3`3" x 7`4"
Kitchen	Second	11`8" x 11`0"
4pc Bathroom	Third	8`2" x 4`11"
Bedroom	Third	6`9" x 9`9"
Bedroom - Primary	Third	11`7" x 11`11"

Room	Level	Dimensions
Furnace/Utility Room	Main	6`0" x 5`6"
Dining Room	Second	11`8" x 9`9"
Living Room	Second	11`8" x 14`3"
4pc Ensuite bath	Third	8`2" x 4`11"
Bedroom	Third	8`2" x 13`3"

Legal/Tax/Financial

Condo Fee:
\$254

Title:
Fee Simple
Fee Freq:
Annually

Zoning:
M-1

Legal Desc: **1610944**

Remarks

Pub Rmks: **Welcome to this beautiful townhome, nestled in the heart of the CooperField community in Calgary's Southeast. This 3-bedroom, 2.5-bathroom gem is meticulously maintained and offers a flexible layout designed for both comfort and functionality. As you enter, you're welcomed by an additional room on the ground level that can serve as a home office, kids' playroom, or guest bedroom—perfect for meeting a range of lifestyle needs. The stacked laundry area on this floor adds to the home's convenience and efficiency. Moving up to the second level, you'll find an open-concept kitchen that seamlessly flows into a bright and spacious dining and family room. With no neighbors directly behind, this space is blessed with unobstructed views, offering a serene and airy atmosphere that's ideal for gatherings or simply unwinding at the end of the day. The kitchen is designed to please, featuring ample cabinet space and modern appliances to inspire the home chef. On the third level, three generously sized bedrooms provide ample space for family and guests. The primary bedroom is a tranquil retreat, complete with its own ensuite bathroom, ensuring privacy and comfort. The additional two bedrooms share a full bathroom and are perfect for family members, guests, or could even be transformed into creative spaces. This townhome combines convenience with a warm, welcoming ambiance, making it an ideal choice for anyone seeking a balance of comfort, style, and practicality. With a prime location in CooperField, you'll have access to nearby parks, schools, shopping centers, and easy commuting options. This home is a rare find—don't miss the chance to make it yours!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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









64 Copperstone Common SE, Calgary, AB

Ground Floor Exterior Area 309.90 sq ft
Interior Area 302.04 sq ft
Excluded Area 215.14 sq ft



0 4 8 ft PREPARED: 20241108
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

64 Copperstone Common SE, Calgary, AB

1st Floor Exterior Area 379.02 sq ft
Interior Area 324.07 sq ft



0 4 8 ft PREPARED: 20241108
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

64 Copperstone Common SE, Calgary, AB

2nd Floor Exterior Area 277.90 sq ft
Interior Area 232.20 sq ft



0 4 8 ft PREPARED: 20241108
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.