



THE
A-TEAM

**RE/MAX
FIRST**

534 COPPERSTONE Manor, Calgary T3N 1G5

MLS®#: **A2178463**

Area: **Copperfield**

Listing Date: **11/12/24**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Access:

Lot Feat:
Park Feat:

Lawn

Double Garage Attached,Driveway,Garage Door Opener

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete,Vinyl Siding**
Flooring: **Granite,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 3`1"
Dining Room	Main	11`4" x 10`8"
Balcony	Main	8`0" x 14`4"
4pc Bathroom	Second	7`3" x 7`4"
Laundry	Second	3`0" x 3`2"
Bedroom	Second	10`7" x 7`5"
Den	Lower	7`10" x 7`11"

Room	Level	Dimensions
Kitchen	Main	14`0" x 10`8"
Living Room	Main	11`11" x 14`2"
Bedroom - Primary	Second	11`0" x 11`3"
Walk-In Closet	Second	3`2" x 7`5"
4pc Bathroom	Second	7`5" x 4`11"
Bedroom	Second	10`6" x 8`5"
Entrance	Lower	8`2" x 3`6"

Furnace/Utility Room

Lower

11`9" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$232

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911365**

Remarks

Pub Rmks:

Step into this alluring and perfect 3-bedroom, 2.5-bath townhouse in Copperfield. This home boasts of 1480 sqft of livable space. This property combines comfort, style, and functionality—ideal for families, couples, or anyone seeking a vibrant urban lifestyle. The open-concept living and dining area boasts abundant natural light, with large windows and beautiful blinds that create an airy, inviting atmosphere. Right from the garage, you walk into the breathtaking space designed for workspace, HEATED. You head into the second level of the home into the Living area, Balcony, and Kitchen. The kitchen has that feel of home with the cabinets, quartz countertop, and stainless steel appliances. Alongside is the little breakfast Island space where you can sit around for chats while the food cooks. The private Balcony offers the perfect space for grilling, entertaining, or unwinding after a long day at work. The breeze is so captivating if you decide to have your chill outside. Up on the third level is the primary bedroom includes a walk-in closet, an en-suite bathroom with double vanities, and a stand-in shower. Two additional bedrooms are generously sized with ample closet space, perfect for family members, and guests. The home has a decent-sized AIR CONDITIONER to help on summer clammy days. It includes an attached tandem garage and a one-car park in the driveway. This community boasts Shopping Centres, an Outdoor rink, Schools, a gym, and a playground all just a few minutes walk from this home. Call your favorite realtor to schedule a viewing.

Inclusions:

N/A

Property Listed By:

Grand Realty

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











