



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #3402, Calgary T2Z5C9

MLS® #: **A2181074**

Area: **Copperfield**

Listing Date: **11/26/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 03-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **766**
Low Sqft:
Ttl Sqft: **766**

DOM

57

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Built-In Electric Range, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Int Feat:

Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`3" x 8`8"	Dining Room	Main	8`8" x 5`11"
Living Room	Main	12`7" x 11`11"	Laundry	Main	3`9" x 2`11"
Balcony	Main	11`6" x 6`8"	Bedroom - Primary	Main	11`1" x 10`3"
Bedroom	Main	10`3" x 9`9"	3pc Ensuite bath	Main	7`11" x 4`11"
4pc Bathroom	Main	7`5" x 4`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$408

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1711891

Remarks

Pub Rmks: **Discover elevated living in this top-floor apartment with stunning west-facing views of the mountains. Perfectly designed for both comfort and style, this home offers an open layout featuring a spacious kitchen with a central island, granite countertops, and ample cabinet storage. A cozy dining nook flows seamlessly into the bright and inviting living room, perfect for relaxing or entertaining. The primary bedroom is a true retreat, boasting generous space, a walk-in closet, and a private 3-piece ensuite. The second bedroom, equipped with a large closet (no window), is conveniently located next to the second full bathroom, offering flexibility as a guest room, home office, or hobby space. Enjoy the convenience of a titled underground parking stall complete with an attached storage unit. Ideally situated, this home is steps away from local amenities, parks, shopping, and dining options, making it the perfect blend of comfort and convenience. Schedule your private showing today and experience all this exceptional apartment has to offer!**

Inclusions: N/A
Property Listed By: CIR Realty

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





