



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 COPPERFIELD Lane, Calgary T2Z 4T3**

MLS®#: **A2182521**      Area: **Copperfield**      Listing Date: **12/14/24**      List Price: **\$425,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**  
Lot Information  
 Lot Sz Ar: **2,250 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,503**  
 Low Sqft:  
 Ttl Sqft: **1,503**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **5 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Few Trees,Front Yard,Landscaped**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Floor Furnace**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Second</b>	<b>18`3" x 11`6"</b>	<b>2pc Bathroom</b>	<b>Third</b>	<b>8`0" x 5`0"</b>
<b>Dining Room</b>	<b>Third</b>	<b>9`11" x 7`8"</b>	<b>Kitchen</b>	<b>Third</b>	<b>11`2" x 10`1"</b>
<b>3pc Ensuite bath</b>	<b>Level 4</b>	<b>5`10" x 8`4"</b>	<b>4pc Ensuite bath</b>	<b>Level 4</b>	<b>5`9" x 11`5"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>12`0" x 11`4"</b>	<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>13`0" x 12`4"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>12`5" x 11`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>4`8" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$373**

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

Zoning:  
**M-1**

Legal Desc: **0411853**

Remarks

Pub Rmks: **This bright and well maintained end-unit townhome boasts 2 master suites, each with spacious walk-in closets and full en-suite bathrooms. The kitchen features elegant maple cabinets, creating a warm and inviting space, complemented by the bright and open dining area and completing this floor is a 1/2 bath containing the laundry facilities. The main level living room impresses with its soaring 14' ceiling, floor-to-ceiling windows, and access to the rear deck. A fully finished walkout basement adds versatility, offering space that can serve as a cozy office, family room or hobby space with updated LVP flooring—flooded with natural light for inspiration. The basement entrance adds convenience access to the additional outdoor covered patio. Recent upgrades include a hot water tank and a high-efficiency furnace for added comfort and energy savings. Keep the snow off your vehicle in the attached fully finished garage. The condo complex takes care of snow shovelling and landscaping, so you can relax and enjoy your home. Located close to parks, playgrounds, public transportation, shopping, South Campus Hospital, YMCA & more. This home provides easy access to 52nd Street, Stoney Trail, Highway 22X, and other major routes.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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









