



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**260 COPPERLEAF Way, Calgary T2Z5G2**

MLS®#: **A2183371**

Area: **Copperfield**

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

List Price: **\$449,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,255**  
Low Sqft:  
Ttl Sqft: **1,255**

DOM

**51**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Interior Lot**  
Park Feat: **Garage Faces Rear,Single Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Other,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	41`10" x 50`4"	Kitchen	Main	47`10" x 34`9"
Dining Room	Main	36`4" x 34`9"	Laundry	Upper	11`9" x 12`4"
Furnace/Utility Room	Main	11`3" x 18`10"	Bedroom - Primary	Upper	36`8" x 35`3"
Bedroom	Upper	27`4" x 29`9"	Bedroom	Upper	33`11" x 27`4"
4pc Ensuite bath	Upper	23`3" x 23`9"	Bedroom	Main	24`4" x 31`2"
2pc Ensuite bath	Main	10`1" x 24`1"	4pc Bathroom	Upper	23`6" x 15`4"

Legal/Tax/Financial

Condo Fee: <b>\$232</b>	Title: <b>Fee Simple</b>	Zoning: <b>M-G</b>
	Fee Freq: <b>Monthly</b>	

Legal Desc: **1911365**

Remarks

Pub Rmks: **WOW!!! 20K PRICE REDUCTION! Welcome to this gorgeous interior 3 Storey townhome - the Dorian model conveniently located near all amenities. This townhouse offers 3 bedrooms on the upper floor and 2.5 bathrooms and a partially finished bedroom on the ground floor which can serve as an office space or flex area. This home features beautiful finishes that include wide plank laminate floors, quartz counter tops throughout the home, stainless steel appliances, front load washer and dryer, blinds and a sleek a modern fireplace and a good size balcony with BBQ gas line for summer entertainments. The 3rd floor features 3 bedrooms with a large master suite - 4-piece ensuite with a walk-in closet, fully upgraded with quartz, laundry on upper floor completes this floor. The 2-car attached garage is a great addition, keeping your vehicle warm during winters. CALL TODAY!!!**

Inclusions:  
Property Listed By: **NONE**  
**TREC The Real Estate Company**

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





























