



THE
A-TEAM

**RE/MAX
FIRST**

260 COPPERLEAF Way, Calgary T2Z5G2

MLS®#: **A2183371**

Area: **Copperfield**

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

List Price: **\$469,999**

Status: **Active**

County: **Calgary**

Change: **None**

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

9

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Interior Lot

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	12`9" x 15`4"	Kitchen	Main	14`7" x 10`7"
Dining Room	Main	11`1" x 10`7"	Laundry	Upper	3`7" x 3`9"
Furnace/Utility Room	Main	3`5" x 5`9"	Bedroom - Primary	Upper	11`2" x 10`9"
Bedroom	Upper	8`4" x 9`1"	Bedroom	Upper	10`4" x 8`4"
4pc Ensuite bath	Upper	7`1" x 7`3"	Bedroom	Main	7`5" x 9`6"
2pc Ensuite bath	Main	3`1" x 7`4"	4pc Bathroom	Upper	7`2" x 4`8"

Legal/Tax/Financial

Condo Fee: \$232	Title: Fee Simple	Zoning: M-G
	Fee Freq: Monthly	
Legal Desc:	1911365	

Remarks

Pub Rmks: **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: **NONE**

Property Listed By: **TREC The Real Estate Company**

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



























