



THE
A-TEAM

**RE/MAX
FIRST**

307 COPPERSTONE Manor, Calgary T2Z 5G3

MLS®#: **A2183379**

Area: **Copperfield**

Listing Date: **12/13/24**

List Price: **\$455,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,494**
Low Sqft:
Ttl Sqft: **1,494**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Playground**

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

Kitchen Appl: **Dishwasher, Electric Oven, Electric Range, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`2" x 11`3"
4pc Ensuite bath	Third	7`5" x 7`3"
Kitchen	Second	10`9" x 14`8"
Living Room	Second	14`3" x 14`4"
Other	Main	14`3" x 13`5"

Room	Level	Dimensions
Bedroom	Second	11`10" x 12`9"
4pc Ensuite bath	Second	7`5" x 4`11"
Dining Room	Second	10`9" x 10`11"
2pc Bathroom	Second	3`1" x 8`0"
Foyer	Main	11`11" x 12`3"

Legal/Tax/Financial

Condo Fee:
\$232

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **1911365**

Remarks

Pub Rmks: **BACK ON MARKET DUE TO FINANCING. Welcome to this beauty, in the choice community of Copperstone, Copperfield. This home is in close proximity to lots of amenities, mins walk/drive to green spaces, parks, bike paths, schools, medical offices, bus stops, public transportation and more. The community centre here also offers a gorgeous hall, clubhouse, sports arenas including tennis court, rink, basketball, playground, lots of scenic pathways around Wildflower Pond and more. Built only 3 years ago, this 3-storey townhouse includes 2 Bedroom, 2.5 Bathrooms, oversized foyer, living area, dining area, two-car garage and lots of storage space. Lots of warranty still active on the home. The first floor offers large open concept living area with high ceilings, luxury vinyl flooring as well as a half bath. The kitchen features all stainless steel appliances, ample spacious cabinet with bright colours, huge island with sitting, quartz countertops, chandelier and upgraded pod lights which complement the first floor. This is in addition to the balcony space with a BBQ line and covered patio on the first floor for those relaxation moments or even barbecue time with friends and family. Upper floor features two good sized bedrooms including oversized side by side closets and four piece ensuite baths in each room. There is also a washer, dryer and carpet flooring all through the second floor. The two car garage , large foyer and storage space complete the main floor downstairs. This house offers proximity to McKenzie Towne, 130 ave and Stoney Trail for easy access to the different areas of the city. Book a showing and catch of a glimpse of this.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











