



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #4211, Calgary T2Z5C9

MLS® #: **A2187198**

Area: **Copperfield**

Listing Date: **01/23/25**

List Price: **\$359,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **909**
Low Sqft:
Ttl Sqft: **909**

DOM

9
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard, Fireplace(s), Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Other**

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer**
Int Feat: **No Smoking Home, Open Floorplan, Quartz Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 10`9"	Dining Room	Main	14`9" x 8`7"
Living Room	Main	13`8" x 12`0"	Foyer	Main	14`5" x 4`6"
Laundry	Main	3`3" x 3`2"	Balcony	Main	11`0" x 6`3"
Bedroom - Primary	Main	12`4" x 10`10"	Bedroom	Main	10`5" x 9`7"
4pc Bathroom	Main	7`8" x 4`11"	3pc Ensuite bath	Main	7`8" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1611414

Remarks

Pub Rmks: **Welcome to the best layout in the complex! This bright and modern 2-bedroom, 2-full bathroom, corner unit has been lovingly renovated to give it a fresh style, better functionality and a higher-end vibe! With over 900 square feet of living space, this home offers a warm and inviting place to unwind. Newer wide plank, walnut-coloured engineered hardwood floors ground the space. A fresh coat of paint, brand new white herringbone tile backsplash, all-new quartz countertops throughout, new matte black plumbing fixtures and cabinet hardware give it the perfect modern pop. The kitchen features stainless steel appliances and an extended center island making it the ultimate food prep space or entertaining zone. Just off the kitchen is a large dining room with a stunning stone feature wall. Flooded with natural light, the expansive living room is a perfect spot to curl up with a book or settle in for movie nights next to the gas fireplace, a very cozy ambience. The bedrooms are spacious and separate from each other - no sharing walls with roommates! The primary bedroom has a walkthrough closet leading to the updated 3-piece ensuite. The main bathroom is conveniently located next to the second bedroom and has brand new tile flooring. Another feature that makes this home unique is the separation between the entryway and the rest of the unit. Having a drop zone and storage out of eyesight from the kitchen and living room is a true luxury! Extend your living space to the 70 square-foot balcony equipped with a gas hookup for BBQing on those warm summer nights. This unit also comes with underground, heated and secure parking and storage! Head out the door of this quiet, pet-friendly residence to take advantage of the peaceful walking paths next to the wetlands, parks with a playground and a basketball court. Some other perks include being within a 5-minute drive to groceries, schools, Home Depot, Goodlife Fitness, Soul Hot Yoga and all the restaurants you can think of!**

Inclusions: **Curtain Rods**

Property Listed By: **Century 21 Bamber Realty LTD.**

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







