



THE
A-TEAM

**RE/MAX
FIRST**

224 COPPERSTONE Cove, Calgary T2J 1E4

MLS®#: **A2194065** Area: **Copperfield** Listing Date: **02/11/25** List Price: **\$460,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,164 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,346**
 Low Sqft:
 Ttl Sqft: **1,346**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,No Neighbours Behind**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	9`2" x 8`5"	Dining Room	Main	16`0" x 10`7"
Kitchen	Main	8`2" x 13`2"	Living Room	Main	14`11" x 12`5"
2pc Bathroom	Main	6`5" x 4`11"	Bedroom	Upper	13`7" x 12`5"
Bedroom - Primary	Upper	14`11" x 12`0"	Hall	Upper	5`4" x 10`9"
5pc Bathroom	Upper	7`10" x 10`6"	Foyer	Lower	6`7" x 11`2"
Game Room	Lower	16`6" x 14`4"			

Legal/Tax/Financial

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **0714623**

Remarks

Pub Rmks: *****OPEN HOUSE - Sat Feb 15th & Sun Feb 16th - 1-3pm*** Welcome to this beautifully maintained 2-bedroom end-unit townhouse in the heart of Copperfield! This bright and open home offers 1,200+ sq. ft. of thoughtfully designed living space, featuring tasteful upgrades throughout. Step inside to find a modern kitchen with granite countertops, ample cabinet space, and a functional layout perfect for entertaining. The spacious living area is filled with natural light, while the air conditioning ensures year-round comfort. Upstairs, you'll find two generously sized bedrooms, including a primary suite with direct access to the Jack & Jill bathroom, complete with dual vanities for added convenience. The custom closet organizer in the primary bedroom provides excellent storage solutions. Enjoy the benefits of an attached single garage, plus extra parking, all while being just minutes from parks, pathways, schools, and shopping. This meticulously cared-for home shows true pride of ownership—a must-see for anyone looking for a move-in-ready gem in a fantastic community!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









