



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #1105, Calgary T2Z 5C9

MLS® #: **A2195420** Area: **Copperfield** Listing Date: **02/19/25** List Price: **\$340,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 01-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage, Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **883**
 Low Sqft:
 Ttl Sqft: **883**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`5" x 14`8"	Dining Room	Main	7`0" x 15`4"
Living Room	Main	9`8" x 12`2"	Den	Main	10`1" x 11`7"
Bedroom - Primary	Main	12`7" x 10`2"	Bedroom	Main	17`5" x 9`2"
3pc Ensuite bath	Main	7`9" x 5`0"	4pc Bathroom	Main	5`0" x 7`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$470

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1512849

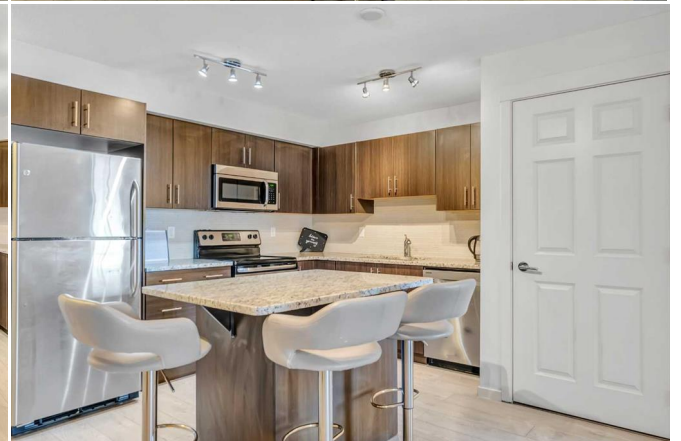
Remarks

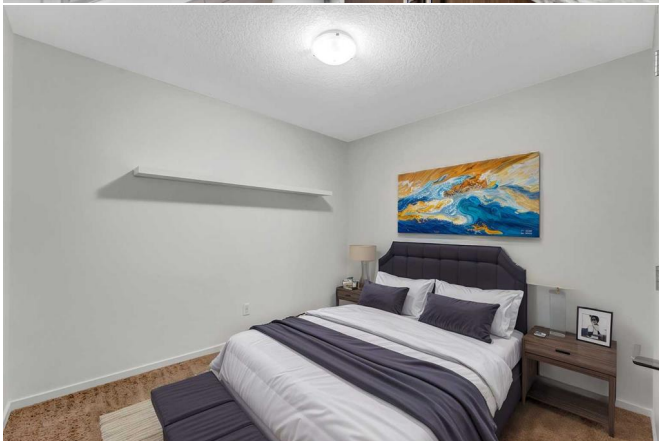
Pub Rmks: **MOVE-IN READY | SOUTH-FACING MAIN FLOOR UNIT with a LARGE COVERED PATIO Overlooking THE PARK + Access to this home directly from the street like a duplex or single family home | 2 BEDROOMS WITH A DEN + CLOSET | GREAT LAYOUT | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | IN-SUITE LAUNDRY | TITLED UNDERGROUND PARKING | SEPARATE STORAGE LOCKER | GREAT LOCATION! This stylishly decorated interior boasts a plethora of natural light, a neutral colour pallet and wide plank flooring. Culinary pursuits are inspired in the chef's kitchen featuring granite countertops, stainless steel appliances, loads of cabinets, a pantry for extra storage and a centre island with breakfast bar seating. Clear sightlines into the inviting living room allow for easy, unobstructed conversations with family and guests. Sliding glass doors lead to your private, covered, sunny south-facing patio enticing casual barbeques and time spent unwinding with tranquil park views as the backdrop. This unit is perfectly designed with privacy in mind with the main living spaces separating the bedrooms. The primary is a calming oasis with a walk-through closet that leads to your private ensuite. The second bedroom is on the other side of the unit, conveniently next to the 4-piece main bathroom. Further adding to your comfort is a large den for a great work, study or hobby space and is even big enough to use as a 3rd bedroom or guest space. There is even in-suite laundry, titled underground parking and a storage locker for added convenience and security. Ideally located in the wonderful community of Copperfield with skating rinks, tennis courts, an extremely active community centre with year-round events and activities, a copious number of parks, ponds and pathways and 2 neighbourhood shopping areas. When you do have to leave the community unlimited shopping and dining options are mere minutes away at South Trail Crossing and McKenzie Towne. Outdoor enthusiasts will love the close proximity to Fish Creek Park, Sikome Lake and a number of enviable golf courses. Truly an outstanding location for this move-in ready home!**

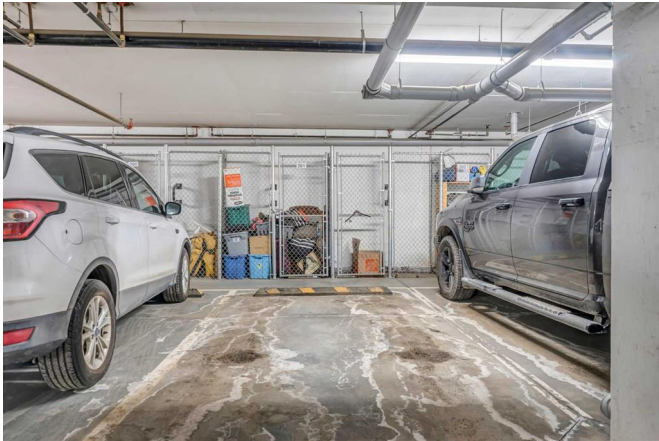
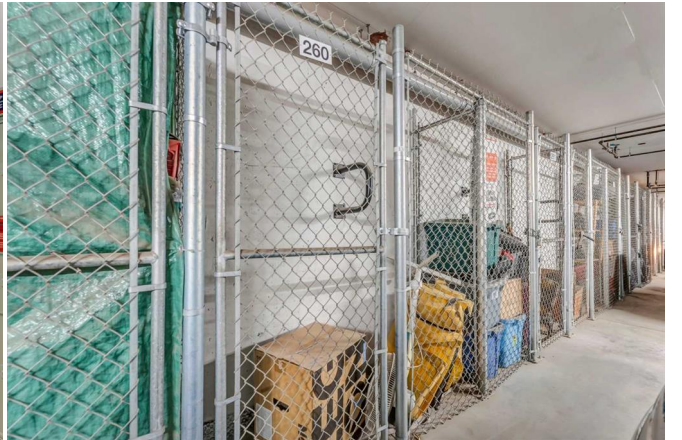
Inclusions: None
Property Listed By: LPT Realty

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









1105-99 Copperstone Pk, Calgary, AB

Main Floor 970sq Area (93.08 sq ft)



0 3 6 ft

PREPARED: 20240219

Water regions are excluded from total floor area in OSQDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

