

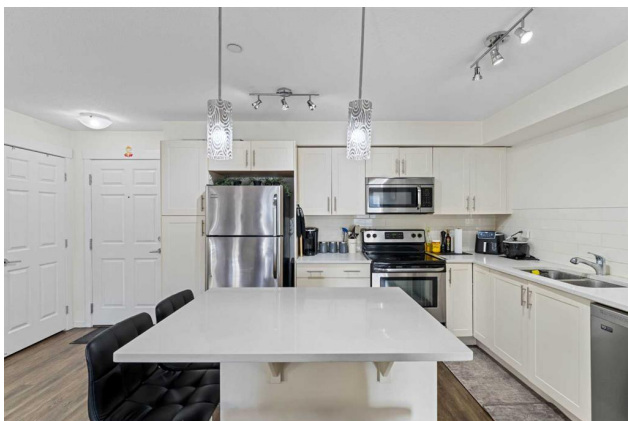


THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #2313, Calgary T2Z5C9

MLS® #: **A2197226** Area: **Copperfield** Listing Date: **02/25/25** List Price: **\$354,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Finished Floor Area
 Abv Sqft: **804**
 Low Sqft:
 Ttl Sqft: **804**

DOM

0
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: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Playground**

Construction: **Brick, Composite Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer**
 Int Feat: **Kitchen Island, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$445**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **M-2**

Legal Desc: **1513161**

Remarks

Pub Rmks:

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in immaculate condition. Featuring generously sized bedrooms and a spacious living room, this home is designed for both comfort and style. The chef's kitchen is a true highlight, boasting elegant quartz countertops, abundant cabinet space, and a convenient breakfast island - perfect for preparing meals and casual dining. Step outside onto the private balcony and enjoy breathtaking, unobstructed views of the Rocky Mountains, making every day feel like a retreat. The condo is surrounded by lush green space, with walking trails just steps away, offering a serene environment for outdoor enthusiasts. Conveniently located close to all amenities and Stoney Trail, this property combines peaceful living with easy access to everything you need. Don't miss the opportunity to make this exceptional condo your new home!

Inclusions:

TV Mounts in the living and primary bedroom

Property Listed By:

Royal LePage Solutions

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

