



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 COPPERFIELD Lane, Calgary T2S 4S9**

MLS® #: **A2205262**      Area: **Copperfield**      Listing Date: **03/28/25**      List Price: **\$427,500**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**

Finished Floor Area  
 Abv Sqft: **1,172**  
 Low Sqft:  
 Ttl Sqft: **1,172**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **5 Level Split**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:  
 Lot Feat: **Corner Lot,Low Maintenance Landscape**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Beamed Ceilings**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$376**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **0411853**

Remarks

Pub Rmks: **Welcome Home! This townhome is in the heart of Copperfield. A lovely, cozy end-unit townhome has an abundance to offer! This could be an excellent opportunity for your first home! This home features two balconies, extra windows, large bedrooms w/ rare double ensuites in both bedrooms and walk-in closets, soaring 14' ceilings in the living room, a single attached garage, and mountain views. Plus, this end unit sides onto a kids' playground. The lower level is perfect for a living room or entertaining guests. The home has undergone renovations in the past few years, including painting, carpeting, and updating the smoke detectors, and is ready for the new owners. Located near shopping, schools, and public transit.**

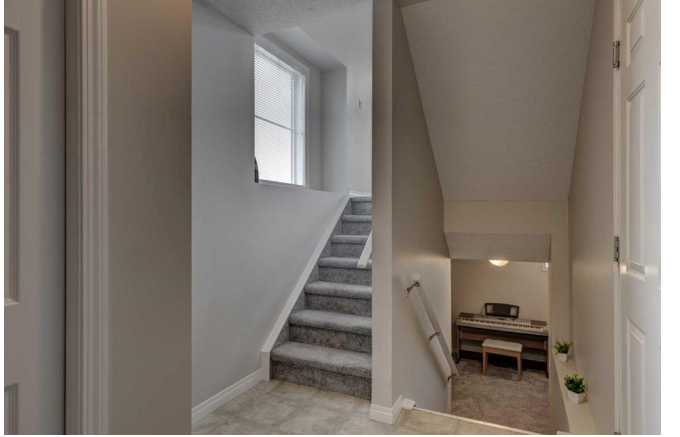
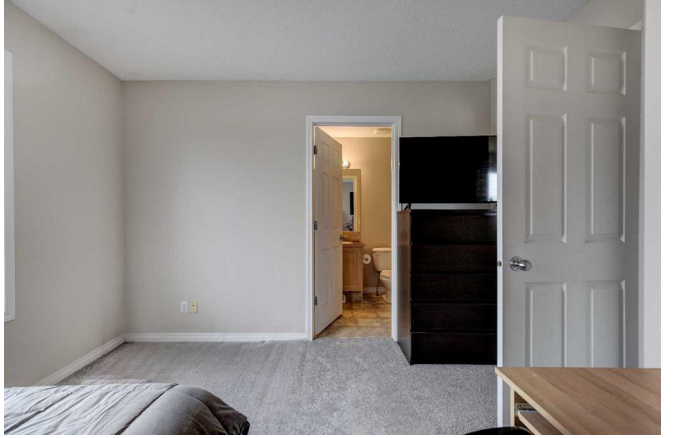
Inclusions: **none**

Property Listed By: **Real Estate Professionals Inc.**

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



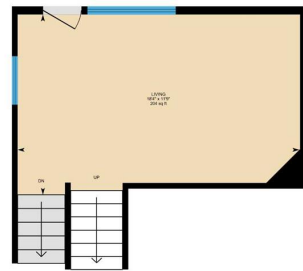






**107 Copperfield Ln SE, Calgary, AB**

Main Floor Exterior Area 242.83 sq ft  
Interior Area 228.21 sq ft



0 2 4 ft

PREPARED: 2025/03/26



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

**107 Copperfield Ln SE, Calgary, AB**

2nd Floor Exterior Area 507.27 sq ft  
Interior Area 581.71 sq ft



0 3 6 ft

PREPARED: 2025/03/26



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**107 Copperfield Ln SE, Calgary, AB**

Upper Main Floor Exterior Area 317.68 sq ft  
Interior Area 299.50 sq ft



0 2 4 ft

PREPARED: 2025/03/26



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**107 Copperfield Ln SE, Calgary, AB**

Lower Level Exterior Area 133.27 sq ft  
Interior Area 84.95 sq ft  
Enclosed Area 239.05 sq ft



0 2 4 ft

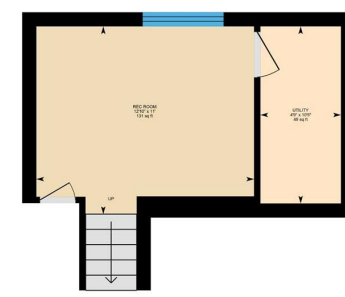
PREPARED: 2025/03/26



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**107 Copperfield Ln SE, Calgary, AB**

Basement (Below Grade) Exterior Area 251.30 sq ft  
Interior Area 187.25 sq ft



0 2 4 ft

PREPARED: 2025/03/26



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