

**1105, 99 Copperstone Park SE  
Calgary, Alberta**

**MLS # A2195420**



**\$325,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** None

**MOVE-IN READY | LARGE 2 BEDROOM + A DEN AND CLOSET SOUTH-FACING MAIN FLOOR UNIT with a LARGE COVERED PATIO** Overlooking THE PARK. **\*\*RARE\*\*** Access to this home directly from the street without going through lobby doors just like a single family home | **GREAT LAYOUT | GRANITE COUNTERTOPS | OPEN FLOOR PLAN | IN-SUITE LAUNDRY | TITLED + HEATED 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!