



GRASSROOTS
REALTY GROUP

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**4106, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2215219



\$330,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Kitchen Island

Welcome to this beautifully updated 2-bedroom, 2-bathroom ground-floor condo in the vibrant community of Copperfield. Overlooking a peaceful greenspace, this unit offers the perfect combination of comfort, convenience, and privacy. Each bedroom has its own ensuite, and you'll also enjoy the benefits of in-suite laundry, titled underground parking, and a separate storage locker. The kitchen is thoughtfully designed with modern cabinetry, a stylish tile backsplash, quartz countertops, stainless steel appliances, and a functional kitchen island with seating for two. Brand new LVP flooring has been installed in the main living areas, and the bedroom flooring will be replaced to match prior to possession. Step outside to your private west-facing covered patio with a gas line for your BBQ, backing directly onto walking paths — perfect for pet owners and nature lovers alike. Plus, your condo fees conveniently include heating, making this home as practical as it is beautiful. Don't miss your chance to own this move-in-ready condo in one of SE Calgary's most sought-after communities!