



GRASSROOTS
REALTY GROUP

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**3406, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2238364



\$349,777

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

~UNOBSTRUCTED VIEWS OF THE MAJESTIC ROCKY MOUNTAINS FROM EVERY WINDOW~ Welcome to this better than new TOP FLOOR unit that has been lovingly maintained and updated. As soon as you step inside to this spacious and functional AIR-CONDITIONED floorplan you will know its the one. The stunning kitchen has had a recent makeover with an amazing new island , complete with quartz counters- adding storage, counter space, and , a perfect place to entertain visitors. the spacious living room is filled with natural light and steps out to the balcony that overlooks green space , pathways, ponds, and big Alberta skies. A perfect out door place to relax and watch the sun set over the mountains. The large primary bedroom, hosts a walk through closet and 3 piece ensuite with oversized shower and gleaming glass doors. The second bedroom has access to the main bathroom as well giving this unit a "2 Primary suites" feel. Such an excellent layout for guests. In suite laundry is an added bonus to this perfect unit. If you love cooking, natural light, and immense views- this perfect top floor unit is going to capture your heart. Titled underground parking , and additional assigned storage finish off the additional features of this property perfectly. Don't miss your chance to view !