



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2238364**



**\$329,900**

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

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