



**GRASSROOTS**  
REALTY GROUP

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4414, 99 Copperstone Park SE  
Calgary, Alberta

MLS # A2243443



**\$315,000**

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	740 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 489
LLD:	-
Zoning:	M-2 d150
Utilities:	-

Inclusions: N/A

This top-floor condo is located in the desirable community of Copperfield, offering easy access to schools, shopping, parks, playgrounds, transit, and the Calgary Ring Road. The unit features an open floor plan with a well-designed kitchen that includes granite countertops and plenty of cupboard space, making it both stylish and functional. There are two bedrooms, including a primary suite with a walkthrough closet and a private four-piece ensuite bathroom. A second four-piece bathroom and convenient in-suite laundry add to the functionality of the space. The bright living area opens to a spacious balcony, perfect for relaxing or entertaining, and is complete with a gas hookup for your BBQ. This condo also includes a titled underground parking stall and an assigned storage cage, providing secure parking and extra storage space. Combining comfort, convenience, and a great location, this home is an excellent opportunity for homeowners or investors.