



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3218, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2244485

\$354,900



Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Plug-In, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This spacious corner condo in Copperfield feels like a true find. With almost 915 sqft of open living space, this bright home comes with TWO TITLED PARKING STALLS (one underground heated stall and one surface stall with a plug-in for winter). Inside, NATURAL LIGHT fills the open living and dining area, making it a relaxing spot to unwind or entertain. The L-shaped kitchen feels modern with WHITE CABINETS and tile backsplash, STAINLESS APPLIANCES, and light grey granite countertops. Soft brown LVP FLOORING flows throughout the living areas. A LARGE PRIMARY BEDROOM with a walk-through closet leads into the PRIVATE ENSUITE. A SECOND BEDROOM with a window and FULL BATHROOM is located on the opposite side, making it great for guests or roommates. A LARGE BALCONY overlooking green space has a gas line perfect for grilling or enjoying morning coffee. LAUNDRY is right in the unit, and you'll get EXTRA STORAGE with a locker in the parkade too. Backing onto a park area with WALKING PATHS, you'll enjoy fresh air just steps outside your door. It's an easy drive to Copperfield Square, SOUTH TRAIL CROSSING, and South Health Campus. Copperfield is a friendly and walkable community with numerous parks, playgrounds, plus local schools. Great access to transit and major roads like Deerfoot Trail and Stoney Trail for trips downtown or beyond. The condo has been well-cared, is PET-FREE, and offers just the right amount of space, layout and extras for someone looking to make a smart move — whether it's your first home or a downsize.