



GRASSROOTS
REALTY GROUP

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**2107, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2253115



\$308,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This beautifully maintained unit offers a smart open-concept layout, perfect for comfortable living and entertaining. The functional kitchen is equipped with granite countertops, a stylish tile backsplash, and stainless steel appliances — ideal for any home chef. The two bedrooms are thoughtfully positioned on opposite sides of the spacious living room, providing optimal privacy. The primary suite features a walk-through closet and a full en-suite bathroom, while the second bedroom also enjoys direct access to its own full bath — a great setup for guests, roommates, or a home office. Additional highlights include ample in-unit storage and a convenient storage locker located right in front of the titled underground parking stall. Nestled just steps from scenic green spaces, walking paths, parks, schools, public transit, and recreational amenities — this home combines comfort, convenience, and community.