



GRASSROOTS
REALTY GROUP

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**2410, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2253346



\$230,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 305
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Shelving in kitchen and bathroom, TV wall mounts

Welcome to one of the best units in the building, offering sweeping views of the ponds, walking paths, and even the mountains. Enjoy the scenery year-round from your private covered south facing balcony. Inside, this top level 1 bedroom, 1 bathroom unit features fresh paint throughout and brand-new plush carpet in the bedroom. The spacious layout includes a bright primary bedroom with a walk-through closet that leads directly into a 4-piece ensuite, complete with a relaxing soaker tub. The open-concept kitchen is perfect for cooking and entertaining, highlighted by modern cabinetry, granite countertops, and newer appliances—all finished in a timeless, neutral palette. Additional highlights include in-suite laundry and an outdoor parking stall. Conveniently located near Stoney Trail, Deerfoot, YMCA, Seton, 130th Avenue shopping, local schools and more. Step outside your door and discover an extensive network of walking paths, perfect for evening strolls or weekend adventures. This unit won't last long!