



GRASSROOTS
REALTY GROUP

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**1417, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2264497



\$315,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: Custom Deck Bar

Welcome to this beautifully maintained TOP FLOOR condo in the heart of Copperfield, with unobstructed west-facing views of both the mountains and downtown Calgary. Imagine taking in spectacular sunsets from your private balcony after a long day. Step Inside and the unit features fresh paint throughout creating a bright and inviting space. The kitchen offers generous cabinetry and ample counter space, perfect for those who love to cook or entertain. The primary suite includes a walk-through closet leading into a private ensuite—ideal for comfort and functionality. This unit stand out from the others with breathtaking West Views of the City & Rocky Mountains. City living with direct access to Copperfield Wetlands with walking paths, birdwatching, or a peaceful place where you can walk or run right outside your door. If you are a commuter, you've got quick access to Stoney Trail and Deerfoot providing seamless routes to any destination specifically multiple options to reach downtown and avoid congestion. This Top Floor Unit is conveniently located to the Elevator where you benefit from no long hallways which is always great for groceries and everyday ease. Be thankful for the heated underground parking (alway watch for multiple opportunities to rent or purchase additional stalls.)(indoor/outdoor). The grounds are consistently landscaped with pergola, benches and an outdoor fireplace for everyone to enjoy. This pet friendly community provides designated turf relief areas, waste bins and doggy bag stations to ensure the community is always clean and enjoyable. Families and friends always find enjoyment with the playground and park close by. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo combines LOCATION, LIFESTYLE & BUDGET. Call your favourite Realtor for a showing !

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