



GRASSROOTS
REALTY GROUP

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2401, 99 Copperstone Park SE
Calgary, Alberta

MLS # A2264802



\$315,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Track Lighting		

Inclusions: Patio Sectional, Fixed Wall Shelving

Welcome Home to Copperfield Park III! Step into this beautifully maintained and perfectly located TOP FLOOR condo, backing directly onto a serene grassy area and just steps from scenic walking paths, ponds, and parks in the heart of family-friendly Copperfield. Loads of amenity close by including schools and shops. Offering nearly 800 sq. ft. of thoughtfully designed living space, this open-concept unit impresses with a spacious kitchen featuring granite countertops, abundant cabinetry, and upgraded stainless-steel appliances. This layout includes two bright bedrooms—each with large windows—and two full bathrooms, ideal for homeowners or investors alike. You’ll appreciate the high-end security features, including a comprehensive camera system throughout the complex. Enjoy the convenience of two titled underground parking stalls—a rare find and tremendous value—along with a large underground storage locker. Better than new, this upgraded home showcases beautiful hardwood floors, modern lighting fixtures, and walk-in closets for ample storage. A custom-built patio sectional and all fixed shelving are also included, adding even more value and charm. Don’t miss your chance to own this stylish and move-in-ready home in a fantastic location. Contact your favourite REALTOR® today for a private showing!