



**GRASSROOTS**  
REALTY GROUP

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**1411, 99 Copperstone Park SE  
Calgary, Alberta**

**MLS # A2275558**



**\$325,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

<b>Inclusions:</b>	N/A
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Welcome to this top-floor, corner 2-bedroom, 2-bathroom condo with west-facing windows and mountain views. Offering just over 900 sq ft, this unit is located in the well-managed Copperfield Park III complex, close to public transit, Stoney Trail, Deerfoot Trail, and nearby schools including Copperfield School (K&ndash;6), New Brighton School (K&ndash;6), and St. Margaret School (K&ndash;9). The layout is open and functional, with the kitchen offering ample cabinet and counter space that flows into the living area. Large windows bring in natural light, and the private balcony is well suited for morning coffee or evening downtime. The primary bedroom includes a walk-through closet leading to a 4-piece ensuite. The second bedroom is a good size and works well as a bedroom, office, or den. The unit comes with titled underground parking and an assigned storage locker. The building allows pets (with board approval), offers heated underground parking, and is surrounded by green space. A well-located unit with a practical layout &mdash; come see it for yourself!