



GRASSROOTS
REALTY GROUP

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**4401, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2278172



\$309,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 432
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: N/A

Stunning top-floor corner unit offering unobstructed west-facing views of the mountains, city skyline, and ravine/green space. This immaculate 811 sq. ft. 2-bedroom, 2-bathroom condo features an open-concept layout with 9-foot ceilings and expansive windows that flood the home with natural light. The kitchen is beautifully appointed with quartz countertops, an undermount sink, full-height subway tile backsplash, upgraded stainless steel appliances, “upper cabinets, pantry, and a sit-up breakfast bar. Luxury vinyl plank flooring flows throughout the main living areas, complemented by upgraded lighting and plumbing fixtures. The spacious living and dining area opens to a west-facing balcony with a gas BBQ line, panoramic views, overlooking the ravine and walking paths. Perfect for relaxing sunsets and outdoor enjoyment. The primary bedroom showcases ravine views and includes a 3-piece ensuite with a walk-in shower featuring a corner bench, stone countertop vanity, tile flooring, and an upgraded ceiling fan with remote. The second bedroom is generously sized with a deep closet and easy access to the 4-piece main bathroom, also finished with tile flooring and stone countertops. Additional highlights include central air conditioning, in-suite laundry, a large welcoming entry, titled underground heated parking, and an assigned storage unit. Located in the desirable community of Copperfield, with quick access to Stoney Trail and Deerfoot Trail, plus nearby shopping, restaurants, schools, parks, public transit, and extensive walking paths. Pride of ownership is evident—this unit shows exceptionally well.