



**1117, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2299153



\$225,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	580 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

Inclusions: Affixed floating shelving

Welcome to this beautifully upgraded former show suite, where thoughtful design meets everyday comfort. This 1-bedroom, 1-bathroom home offers a warm and inviting vibe from the moment you walk in - truly feeling like a big, cozy embrace. Situated on the main floor, this unit provides convenient, private access without the need to pass through the building, making it ideal for ease of living. Just steps from your patio, you'll find your above-ground parking stall, and underground, additional secure storage. Inside, the home is rich with upgrades throughout. The gorgeous kitchen features a stunning stone island, warm-toned shaker-style cabinetry, and stainless appliances, while the engineered wide-plank hardwood flooring flows seamlessly through the space. In-ceiling speakers and upgraded recessed lighting create an elevated ambiance, perfect for both relaxing and entertaining, while the mini-split A/C in the living room & bedroom keeps you calm, cool & collected. The thoughtful layout includes in-suite laundry and substantial in-suite storage, ensuring functionality matches the home's beauty. This pet-friendly building (with board approval - please refer to bylaws) is designed with your furry companions in mind, offering dedicated pet areas while also being in close proximity to a nearby nature reserve with scenic walking paths. Reasonable condo fees just add to this units appeal. Located in the young, vibrant community of Copperfield, you'll enjoy easy access to amenities, shopping, and major transportation routes - bringing convenience right to your doorstep. This home offers a perfect blend of style, comfort, and practicality - making it a smart move.