



GRASSROOTS
REALTY GROUP

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**3409, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2134051



\$364,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	791 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Common, Guest, Heated Garage, Insulated, On		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 433
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-2 d150
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Copperfield Park III! This beautifully upgraded 2 BED/2 BATH condo is a TOP FLOOR CORNER UNIT with a RARE dual-ensuite corner floorplan, bright & desirable SW EXPOSURE, and BREATHTAKING VIEWS overlooking a permanent environmental reserve + the Rocky Mountains. The unit comes with not one, not two, but THREE PARKING STALLS (1 underground + 2 surface) and a storage locker near your underground parking stall. The fully upgraded unit features HIGH CEILINGS, DOUBLE VANITY ENSUITE, quartz countertops, tile backsplash, upgraded appliances, a spacious PANTRY, a large kitchen island, and plenty of IN-SUITE STORAGE. The cozy living room connects to the generous balcony where you'll panoramic views of Rocky Mountains from the corner unit of the entire complex. You'll love the spacious primary bedroom which offers a walk-in closet (with a window to let in natural light) and ensuite with spacious quartz countertops and your dual vanity. The secondary bedroom is great for kids, guests or roommates and connects to the second bathroom as a dual-ensuite. The unit is complete with a full-size in-suite laundry, plenty of storage, and your three parking stalls plus additional visitor parking. You'll also enjoy the built-in BBQ gas line on your balcony (gas is covered by your condo fees). The complex is conveniently located within minutes of all of life's amenities at South Trail Crossing and quick access the future green line LRT and the ring road - this beautiful condo has been extremely well cared for and the building has been extremely well managed making it a great opportunity for an investment property or the perfect fit for first-time home buyers, young families, or downsizers! You will not find another unit like this - book your private viewing today!!