



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3214, 99 Copperstone Park SE  
Calgary, Alberta**

**MLS # A2213243**



**\$319,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2017 (8 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Welcome home to this freshly painted 2 bed, 2 bath unit on the second floor, located in the desirable community of Copperfield. Enjoy a beautiful open-concept central living room and kitchen. Added privacy for roommates or children with bedrooms and full bath ensuites on opposite sides of the unit. The primary bedroom features a walk-through closet leading to the ensuite. The secondary bedroom also includes a cheater ensuite and stacked laundry. The gorgeous kitchen boasts dark cabinetry, a pot hanger, modern open shelving, and black appliances. Quartz countertops are featured throughout. This unit comes with one titled underground parking stall and a storage locker in front. There's plenty of visitor parking available as well. Amazing location with a playground just across the street. Easy access to Stoney Trail, Deerfoot Trail, 52nd Street, and McIvor Blvd. Conveniently located near the South Health Campus, Seton YMCA, restaurants, grocery stores, shops, and all amenities. Start building your own equity instead of paying off your landlord's mortgage. Perfect for the first-time home buyer or investor!