

**2418, 99 Copperstone Park  
Calgary, Alberta**

**MLS # A2247442**



**\$350,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 910 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>     | Ceramic Tile, Vinyl Plank                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | \$ 508 |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | SR     |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Soaking Tub, Track Lighting     |                   |        |

**Inclusions:** NA

Top-Floor Corner Condo in Copperfield &ndash; A Rare Gem! Welcome to this stunning top-floor corner unit, where modern upgrades and thoughtful design create the perfect blend of comfort and convenience. Featuring 2 spacious bedrooms, 2 full baths, and over 900 sq ft of living space, this condo stands out with premium finishes, including: ? Quartz countertops & stainless steel appliances ? Energy-efficient LED lighting & upgraded fixtures ? In-suite laundry for effortless living ? Two TITLED parking spots (a rare find!) ? Expansive balcony&mdash;ideal for BBQs and relaxing Sunlit & Serene Living Bathed in natural light from extra windows, this top-floor retreat offers peace and privacy. The smart layout places bedrooms on opposite sides, ensuring functionality, while ample storage&mdash;including a built-in entry closet, laundry room shelving, and a full-sized storage locker&mdash;adds practicality. Community & Location Perks Nestled in Copperfield, this quiet complex sits across from a playground and features: ?? Walking paths right at your doorstep ?? A cozy community fire pit & little library ??? Quick access to shops, restaurants, and South Trail Crossing Mall ?? Easy commutes via Stoney Trail & Deerfoot Trail Bonus: Low condo fees, pet-friendly (board-approved), and quick possession available!