

**2411, 99 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2225659**



**\$395,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, 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, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Elevator, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ, Storage Unit in Entryway		

Welcome to this spacious TOP FLOOR CORNER UNIT in Copperfield Park III. Featuring stunning, unobstructed mountain views and backing onto peaceful green space, this condo offers a rare combination of privacy, natural beauty, and modern living. The open-concept layout is one of the biggest in the complex and is thoughtfully designed to maximize space and light, with south and east-facing windows that bathe the interior in sunlight throughout the day. Step onto your private balcony, perfect for relaxing or entertaining, with a gas BBQ hookup and panoramic views. Inside, the unit offers two well-proportioned bedrooms and two full bathrooms. Enjoy contemporary finishes throughout, including stainless steel appliances, central air conditioning for year-round comfort, a cozy fireplace for cooler nights, and the convenience of in-suite laundry. This home also comes with two titled parking stalls, one underground and one surface stall, plus additional storage. Located just a short walk to parks, paths, and local amenities, and only a 10-minute drive to schools, shopping, and services, this is a turnkey opportunity in a prime location. Don't miss your chance to own this bright, beautifully situated condo in Copperfield.