

**3202, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2226607



\$299,998

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

***Location Location Location *** Fully Loaded 2 Bed + 2 Bath Condo with Mountain Views in Copperfield! This upgraded unit overlooks an environmental reserve with stunning views of the Rockies. Featuring luxury vinyl plank flooring, an open-concept layout, and a chef's kitchen with quartz countertops, glass tile backsplash, upgraded appliances, and a custom 6-ft island (unique to this unit). Enjoy sunsets from the spacious balcony with a gas line for BBQ. The primary bedroom includes a walk-through closet and private ensuite with quartz counters. The second bedroom offers wall-to-wall closets and can be used as a flex space. Additional highlights: A/C, Hunter Douglas blackout blinds, ceiling fans, full-size in-suite laundry, upgraded second full bath, storage, and titled underground parking. Well-managed building with quick access to South Trail Crossing, the future Green Line LRT & Ring Road. Ideal for first-time buyers, downsizers, or investors!