

**99 Copperfield Court SE**  
**Calgary, Alberta**

**MLS # A2291197**



**\$409,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\*NEW PRICE\*\* CANCELED OPEN HOUSE SAT APRIL 25 2pm - 4pm \*\*** This spacious end unit has natural light that fills the home thanks to its corner position and additional windows. Mature trees create a more private and peaceful setting compared to homes that look directly into neighbouring properties, offering a more comfortable and natural outlook. The main living level showcases hardwood floors, soaring ceilings with extra windows, and a cozy fireplace as the main attraction. Just a few steps away, the open kitchen and dining area features a pantry (not seen in many new townhouses these days), upgraded appliances including a double door oven, and convenient in-suite laundry located in the two-piece bathroom. Upstairs you’ll find two generously sized primary bedrooms, each complete with their own private ensuite bathroom and ample closet space, providing flexibility for roommates, guests, or work from home living. The fully finished lower level offers additional versatility and is currently used as a home office and gym space, but could easily function as a media room, studio, or additional lounge area. Additional highlights include new furnace and hot water tank (2023), hardwood flooring on the living level, single attached garage with driveway parking, and a large back deck perfect for summer evenings and BBQs. Situated in the established community of Copperfield, residents enjoy easy access to parks, playgrounds, schools, shopping, and public transit.