

4418, 99 Copperstone Park SE Calgary, Alberta

MLS # A2336292



\$334,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2 d150
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Copperfield Park III, where this highly desirable top-floor corner unit offers exceptional natural light, privacy, and a peaceful setting. Situated in the well-maintained Copperstone Park condominium complex, this bright and spacious 915 sq. ft. two-bedroom, two-bathroom home features an open-concept layout, 9' ceilings, and a sunny east- and south-facing exposure. The inviting living room is filled with natural light from large east- and south-facing windows and opens onto a private balcony—perfect for enjoying plenty of sunshine throughout the day. A BBQ gas line is conveniently available on the balcony for easy outdoor entertaining. The well-appointed kitchen features granite countertops and an island with seating, making it both functional and ideal for entertaining. The spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, while the additional bedroom provides flexibility as a guest room, home office, or exercise space. A separate 4-piece bathroom and convenient laundry closet with stacked washer and dryer complete the interior. This unit also includes one titled underground parking stall in the secure parkade and a secure storage locker—valuable conveniences that add to the functionality of this home. Enjoy the benefits of living in the family-friendly community of Copperfield, surrounded by green spaces, walking paths, community gardens, and multiple nearby convenience centres offering shopping, dining, and everyday services. Public transit runs conveniently through the neighbourhood and is within a short walk of the complex. With Stoney Trail and Deerfoot Trail nearby, commuting and access to the rest of Calgary are a breeze. A rare opportunity to own one of the complex's most desirable top-floor corner units, offering sunshine, views, privacy, and an exceptional combination of comfort and convenience.