

**4313, 99 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2173458**



**\$334,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

YOUR NEW HOME ... looks like new, feels like new and you can be in your new home just in time to decorate it for Christmas. It has been completely freshly painted in high end decorator paint, including trim and doors. When originally purchased, "extra upgrades" were chosen, including, the walk in shower in the ensuite, quartz counters on all surfaces, white wood kitchen cabinets, premium stainless steel appliances & laminate flooring in the living room. With both bedrooms having their own ensuite, it's the perfect opportunity for a room mate, especially since the bedrooms are separated by the living room, giving privacy. With winter just around the corner, enjoy your heated TITLED underground parking stall. The building is pet friendly (check the restrictions) the walking paths are at your back door. Sit on your generous sized balcony with the gas BBQ hook up, and enjoy the east sun, it floods your living area too. If you aren't familiar with the exceptional location, Copperfield is close to Stoney Trail, Deerfoot , the South Hospital, transit, a skate park, New Brighton Athletic Park and amazing shopping. Be home for Christmas!