

**1218, 99 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2234467**



**\$349,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 495
<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>	Kitchen Island, See Remarks		

**Inclusions:** N/A

**DON'T MISS OUT** on this large CORNER UNIT! This stunning 2 Bedroom, 2 Bathroom apartment is located in the highly desirable Copperfield community. Highlights of this bright unit include the stylish LUXURY VINYL PLANK flooring, a light MODERN COLOR THEME throughout, tons of large windows, an AIR CONDITIONER for added comfort, and more! With 904 square feet of space, this well laid out unit offers an open floor plan with large kitchen, dining, and living room spaces. Located in a quiet corner of the building, this unit gets plenty of natural light. The kitchen features a new dishwasher (2024), and the unit also comes with a new washer and dryer (2023). The primary bedroom includes a walk-in closet and private 4-piece ensuite. The second bedroom is near the main bathroom, making it suitable for guests or a home office. You'll also find in-suite laundry and a private balcony. A standout feature is the underground corner parking stall, located conveniently at the entrance of the parkade for easy access. Close to schools, parks, shopping, and public transit, this is a clean and move-in ready home in a growing community.