



GRASSROOTS
REALTY GROUP

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98 Copperstone Common SE
Calgary, Alberta

MLS # A2321352



\$435,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Triplex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,561 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Garage Door Opener, Garage Faces Front, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape, Street Lighting | | |

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|--------------------|------------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 303 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1d100 Multi-Residential |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Matching wooden dressers in the walk-out, mirror in the entryway, blinds, curtain rods

Nestled in the quiet community of COPPERFIELD, this CORNER UNIT FORMER SHOWHOME is the perfect starter home for a growing family or young professionals. • Unique among townhomes, this property features a WALK-OUT BASEMENT with partially-fenced rear yard that provides some privacy from the neighbours. • The OPEN CONCEPT floor plan allows for family to gather in a central space for cooking, dining, and entertaining. • The kitchen has modern finishes including QUARTZ COUNTERTOPS, a sizable PANTRY, an OVERSIZED KITCHEN ISLAND, as well as a STYLISH NOOK that offers additional storage space and the potential for a coffee station or extra mini-bar. • With access to a PRIVATE BALCONY through sliding glass doors from the kitchen, barbecues and outdoor eating couldn't be easier! • The top floor holds three bedrooms, including a large primary bedroom with ENSUITE BATHROOM and a sunny WALK-IN CLOSET. • The entire unit has just been professionally painted and cleaned. • The community of Copperfield is a great option for enjoying the LOCAL PONDS which are well-connected with various multi-use pathways including a wetland walk less than 100 metres from your front door. • Copperfield has NO COMMUNITY FEES and offers residents free access to the local skating rink, dual tennis courts, soccer fields, basketball courts, and a quaint community hall. • There are three SCHOOLS within walking / bicycle distance, making it a safe and convenient spot to raise your children.