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4406, 99 Copperstone Park SE
Calgary, Alberta

MLS # A2223274



\$330,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 772 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 445 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Elevator, High Ceilings, No Smoking Home, Storage | | |

Inclusions: N/A

Welcome to one of the most sought-after units in Copperfield Park III. This top-floor, west-facing condo offers sweeping views of green space, a glimpse of the mountains, and stunning evening sunsets—the perfect setting to unwind after a busy day. Thoughtfully designed, the layout features bedrooms on opposite sides of the unit, providing ideal separation for roommates, guests, or a quiet home office setup. The stylish, open-concept kitchen is equipped with extended cabinetry, quartz countertops, a modern tile backsplash, and stainless steel appliances—blending everyday function with contemporary flair. Step outside to your private west-facing balcony, complete with a gas BBQ hookup—ideal for summer grilling and sunset lounging. Both bedrooms enjoy peaceful green space views, ample closet space with custom organizers, and private access to full bathrooms, each with a deep soaker tub and high-quality finishes. Additional features include in-suite laundry, 9-foot ceilings, titled underground parking conveniently located near the elevator, and a dedicated storage locker. The pet-friendly building also includes designated pet areas and a landscaped courtyard with a firepit—a great place to relax or socialize with neighbors. Located just steps from Copperfield Elementary, morning school drop-offs are quick and easy. Plus, you’re surrounded by scenic walking and biking trails, playgrounds, transit options, shopping, and have effortless access to Stoney and Deerfoot Trail. With its top-floor position, unbeatable views, and thoughtful layout, this condo offers the perfect balance of comfort, convenience, and style.