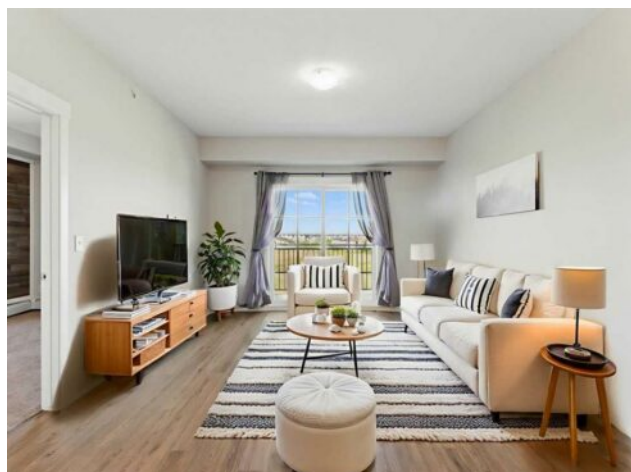


4406, 99 Copperstone Park SE
Calgary, Alberta

MLS # A2223274



\$330,000

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.