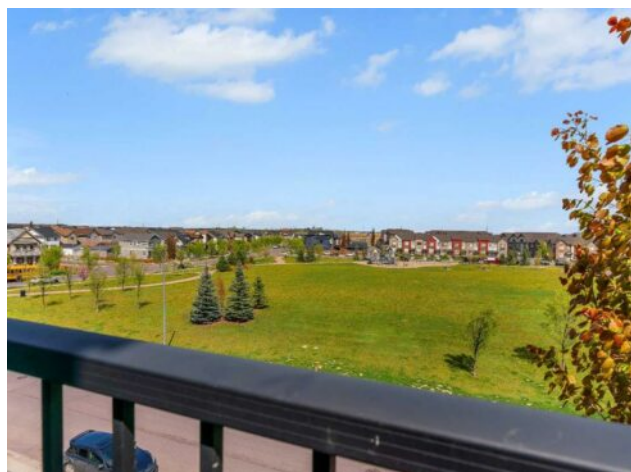


1408, 99 Copperstone Park SE  
Calgary, Alberta

MLS # A2223911



## \$339,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 1408, 99 Copperstone Park SE — a top-floor gem offering an exceptional blend of comfort, sophistication, and tranquility. This immaculately maintained 2-bedroom, 2-bathroom condo is the perfect retreat for those who appreciate thoughtful design and high-end finishes. Large windows, 9-foot ceilings (other floors have 8-foot), and a top-floor location ensure stunning views of the adjacent park and playground, as well as exceptional natural light and enhanced soundproofing—a key benefit in this wood-framed building. Step into a bright, open-concept living space with upgraded engineered hardwood flooring and sleek knock-down ceilings (no popcorn here), creating a modern and refined ambiance throughout. The kitchen is complete with full-height white cabinetry, granite countertops (granite finishes in both bathrooms), and a premium stainless steel appliance package—including an upgraded fridge with water and ice dispenser. The spacious primary suite offers a full ensuite and ample closet space, while the second bedroom is perfect for guests or a home office. Additional highlights include in-suite laundry, a titled underground parking stall, and a private storage locker for all your seasonal items. Nestled in a serene setting surrounded by green space and walking trails, yet just minutes from schools, shopping, the YMCA, South Health Campus, and major commuter routes, this home offers the ideal balance of peaceful living and urban convenience.