

## 11 Copperpond Landing SE Calgary, Alberta

**MLS # A2258421**



# \$439,000

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                               |               |                   |
| <b>Style:</b>    | 2 Storey                                                            |               |                   |
| <b>Size:</b>     | 1,346 sq.ft.                                                        | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                                                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | -                                                                   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                     | <b>Condo Fee:</b> | \$ 283 |
| <b>Basement:</b>   | Full, Partially Finished                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | Poured Concrete                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Welcome to 11 Copperpond Landing SE, a beautifully upgraded Chakra Model townhome in the highly sought-after Aura of Copperfield. With only 17 homes per acre, this low-density community offers unmatched privacy, expansive layouts, and lush green spaces to enjoy every season. Perfectly situated on a quiet, family-friendly street and backing onto a west-facing park, the home provides peaceful views with no rear neighbors, a toboggan hill for winter fun, and a children's playground just steps away. Step inside to an open-concept main floor where natural light fills the space. The great room centers around a cozy gas fireplace, seamlessly connecting to a spacious dining area and a bright, functional kitchen. Featuring stainless steel appliances, a gas range, pantry, and breakfast bar, the kitchen is complemented by recent upgrades including a \$1,600 premium FOTILE hood fan and newer dishwasher. Every detail has been considered, creating a space that balances style, functionality, and comfort. Upstairs, the primary retreat is a serene sanctuary with a 4-piece ensuite, and ample closet space, accompanied by two additional bedrooms and a full bath—perfect for family, guests, or a home office. A half-developed basement with \$3,000 in framing gives you a head start on a future rec room, home office, or gym, offering flexibility to adapt to your lifestyle. Outside, the west-facing covered deck invites morning coffee or evening entertaining with serene park views. The full-length driveway and single attached garage provide convenience, while the thoughtful community design ensures safety, tranquility, and a sense of connection. Aura of Copperfield offers a lifestyle of calm, open space, and family-friendly amenities, combining the best of privacy, recreation, and accessibility. With comfort today and potential for tomorrow, this upgraded townhome represents an

exceptional opportunity for families, first-time buyers, or investors seeking a property that delivers both lifestyle and long-term value.