

# \$439,000 - 11 Copperpond Landing Se, Calgary

MLS® #A2258421

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,346 sqft

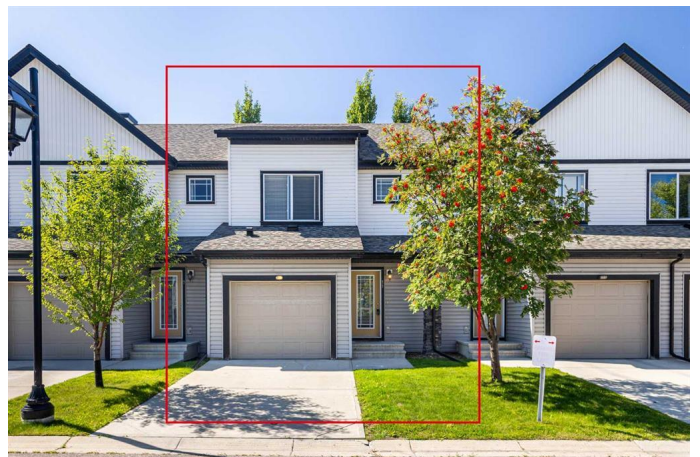
Residential on 0.00 Acres

Copperfield, Calgary, Alberta

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.

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2258421      |
| Price          | \$439,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,346         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 11 Copperpond Landing Se |
| Subdivision | Copperfield              |
| City        | Calgary                  |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 1G6 |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Park, Playground, Trash, Visitor Parking |
| Parking Spaces | 2                                        |
| Parking        | Single Garage Attached                   |
| # of Garages   | 1                                        |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer          |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Partially Finished                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Lighting                                                            |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 7                    |
| Zoning         | M-2                  |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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