# \$425,000 - 11 Copperpond Landing Se, Calgary

MLS® #A2258421

# \$425,000

3 Bedroom, 3.00 Bathroom, 1,346 sqft Single Family 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 with mountain views and a full bathâ€"perfect for family, guests, or a home office. Brand new, fully renovated basement with modern finishes, bright open layout, and flexible space for a rec room, office, or gymâ€"designed to fit 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 del ivers both lifestyle and long-term value. (id:6289)

### Built in 2011

### **Essential Information**

Listing # A2258421 Price \$425,000

Bedrooms 3

Bathrooms 3.00

Half Baths 1

Square Footage 1,346
Acres 0.00
Year Built 2011

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 11 Copperpond Landing Se

Subdivision Copperfield

City Calgary
Province Alberta
Postal Code T2Z1G6

### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features No neighbours behind, No Smoking Home, Parking

Parking Spaces 2

Parking Attached Garage

# of Garages 1

## Interior

Appliances Washer, Refrigerator, Dishwasher, Range, Dryer, Hood Fan

Heating Forced air

Cooling None

Fireplace Yes

# of Fireplaces 1

# of Stories 2

Has Basement Yes

### **Exterior**

Exterior Concrete, Vinyl siding

Construction Poured concrete, Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office Homecare Realty Ltd.





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