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11 Copperpond Landing SE Calgary, Alberta

MLS # A2258421



\$425,000

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

Floors:Carpet, Laminate, TileSewer:-Roof:Asphalt ShingleCondo Fee:\$ 283Basement:FullLLD:-Exterior:Concrete, Vinyl Siding, Wood FrameZoning:M-2Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: M-2	Floors:	Carpet, Laminate, Tile	Sewer:	-
Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: M-2	Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Solition of the solition of th	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
	Foundation:	Poured Concrete	Utilities:	-

Features: 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 with mountain views and a full bath—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 gym—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 represe ifestyle and long-term value.	ents an exceptional oppor	tunity for families, first-	time buyers, or investo	rs seeking a property t	hat delivers bot