

# \$478,888 - 3 Copperpond Landing Se, Calgary

MLS® #A2210490

**\$478,888**

3 Bedroom, 4.00 Bathroom, 1,329 sqft

Residential on 0.07 Acres

Copperfield, Calgary, Alberta

\*OPEN HOUSE SATURDAY APRIL 26 & 27- 2:00 PM TO 4:00 PM\* \*\* STUNNING CORNER UNIT TOWNHOUSE | 3 BEDS | 3.5 BATHS | REC ROOM\*\* Welcome to Aura at Copperfield, a highly sought-after community in southeast Calgary. This impressively designed, fully developed townhome with 1,887 sq feet of living area, boasts a single attached garage and an additional full-length driveway, providing ample space for the entire family to enjoy. Situated on a west-facing corner lot across from a park, this residence offers added comfort with a front yard featuring a patio. The main level showcases an open floor plan, replete with upgraded LVP flooring, quartz countertops, a U-shaped kitchen, stainless steel appliances, a separate dining area, a spacious living area with a fireplace, and a 2-piece bathroom. An abundance of windows ensures this residence remains sunny throughout the day. The upper level boasts a generously sized master bedroom, a walk-in closet, and a 4-piece en-suite. Two additional bedrooms share a common 4-piece bathroom. The basement is fully developed, featuring a generously sized family room that can be used as a den or office space, a full bathroom, a laundry room, and a mechanical room with storage. Located within a well-established community, residents enjoy close proximity to a playground, an off-leash dog park, and designated access to schools, shopping on 130th Avenue, the South Health Campus, and grocery stores. Furthermore, the



community offers easy access to Stoney Trail/Deerfoot, playgrounds, parks, and is transit-friendly. Do not miss this exceptional opportunity; contact your preferred realtor to schedule a viewing.

Built in 2011

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210490      |
| Price          | \$478,888     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,329         |
| Acres          | 0.07          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3 Copperpond Landing Se |
| Subdivision | Copperfield             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 1G6                 |

**Amenities**

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

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Storage, Vinyl Windows |
|-------------------|---------------------------------------------------------|

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air                                                                                   |
| Cooling         | None                                                                                         |
| Fireplace       | Yes                                                                                          |
| # of Fireplaces | 1                                                                                            |
| Fireplaces      | Gas                                                                                          |
| Has Basement    | Yes                                                                                          |
| Basement        | Finished, Full                                                                               |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground, Private Entrance |
| Lot Description   | Corner Lot, Views            |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding          |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | M-2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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