

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

MLS® #A2258421

\$425,000

3 Bedroom, 3.00 Bathroom, 1,346 sqft

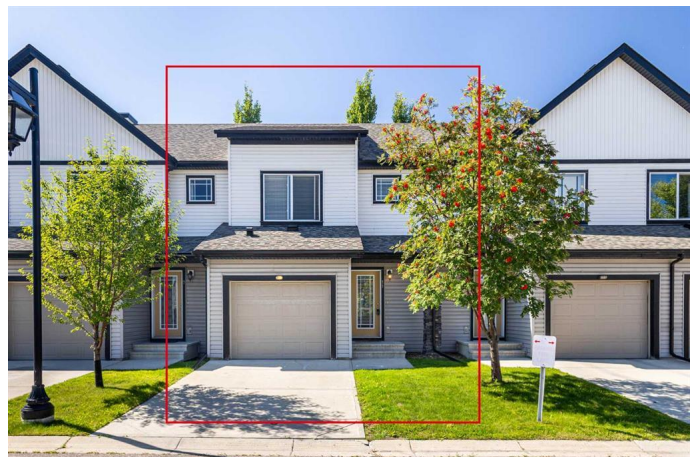
Residential on 0.00 Acres

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 with mountain views 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	\$425,000
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	31
Zoning	M-2

Listing Details

Listing Office	Homecare Realty Ltd.
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