

# \$445,000 - 11 Copperpond Landing Se, Calgary

MLS® #A2251191

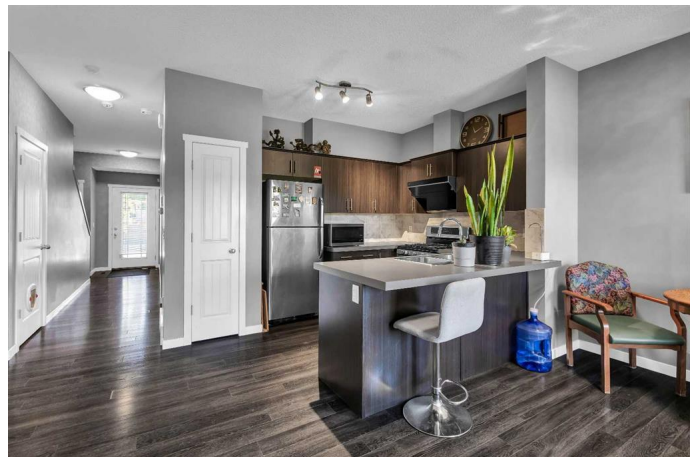
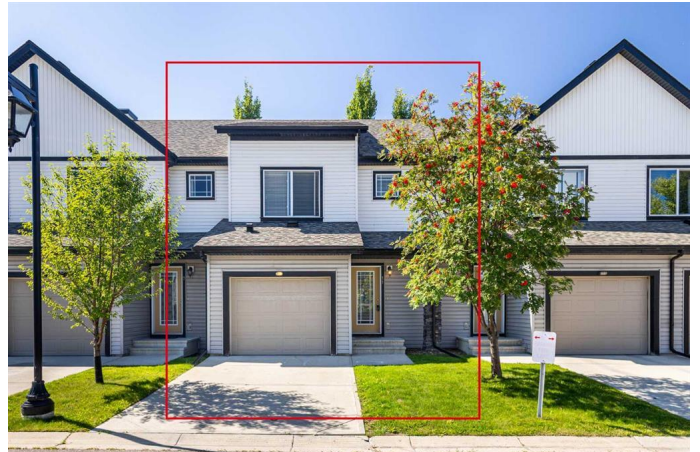
**\$445,000**

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 sought-after Aura of Copperfield, a community known for its low-density design with only 17 homes per acre, giving you wider units, more privacy, and more green space to enjoy. This two-storey home offers exceptional value with a single attached garage, full-length driveway, covered west-facing deck, and a half-developed basement with \$3,000 worth of framing already completed, giving you a head start on creating a future rec room, office, or gym. On top of that, a newer \$1,600 premium FOTILE hood fan and newer dishwasher have been added to complement the bright and functional kitchen, which features stainless steel appliances, a gas range, pantry, and breakfast bar. The main floor flows effortlessly with its open-concept layout, spacious dining area, and cozy great room complete with a gas fireplace—perfect for both everyday living and entertaining. Upstairs, you™ll find a generous primary retreat with a 4-piece ensuite, plus two additional bedrooms and another full bath that can easily accommodate children, guests, or home office needs. Backing directly onto a west-facing park, this home offers an unbeatable lifestyle with a toboggan hill for winter fun, a children™s play park steps away, peaceful views with no rear neighbours, and a quiet, family-friendly street. This property offers comfort today and exciting potential for tomorrow, making it a smart choice for families, first-time buyers, or



investors alike.

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251191      |
| Price          | \$445,000     |
| 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        | Parking Pad, 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 | August 27th, 2025 |
| Zoning      | M-2               |

## Listing Details

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

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