

\$439,000 - 11 Copperpond Landing Se, Calgary

MLS® #A2258421

\$439,000

3 Bedroom, 3.00 Bathroom, 1,346 sqft

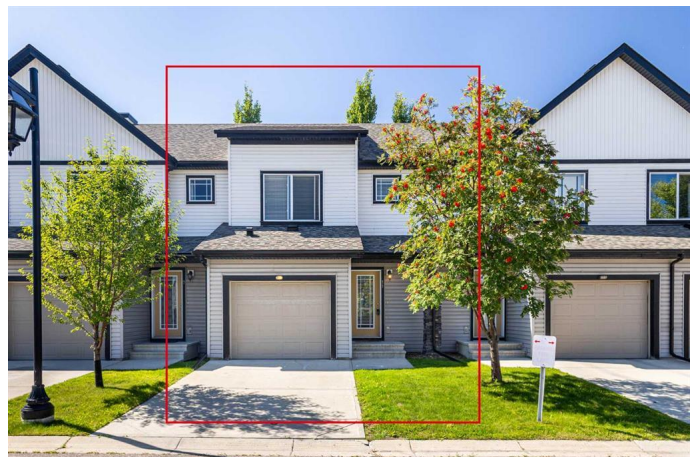
Residential on 0.00 Acres

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 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 | \$439,000 |
| 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 |
| Zoning | M-2 |

Listing Details

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

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