\$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 fireplaceâ€"perfect for both everyday living and entertaining. Upstairs, you'II 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 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

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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