

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

MLS® #A2251191

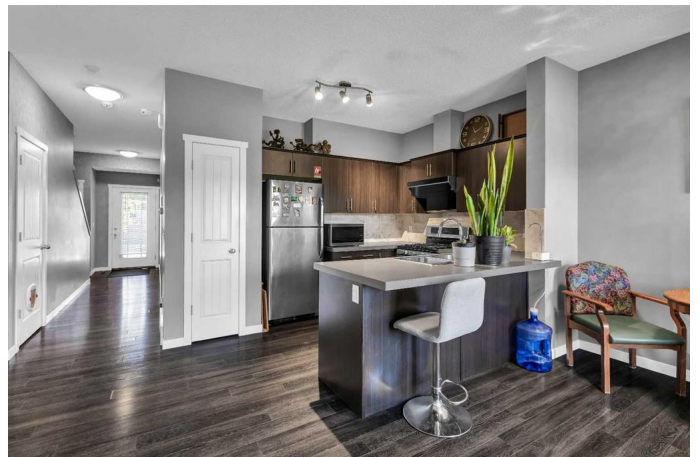
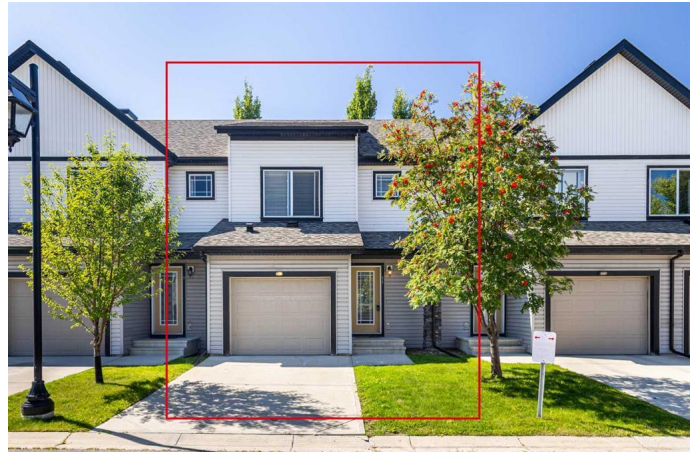
\$445,000

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
Days on Market	4
Zoning	M-2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.