

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

MLS® #A2251191

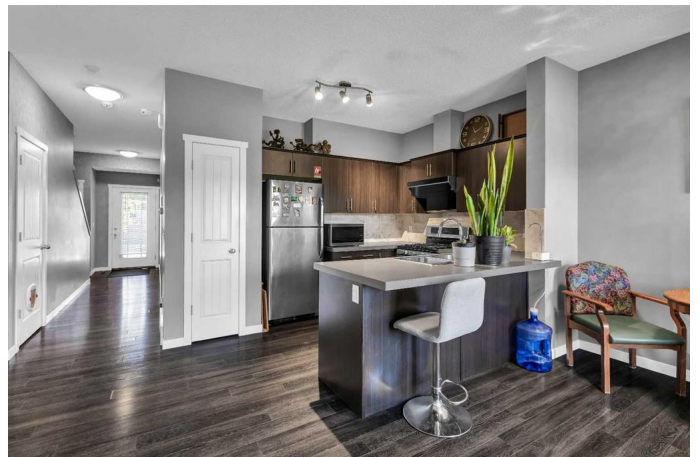
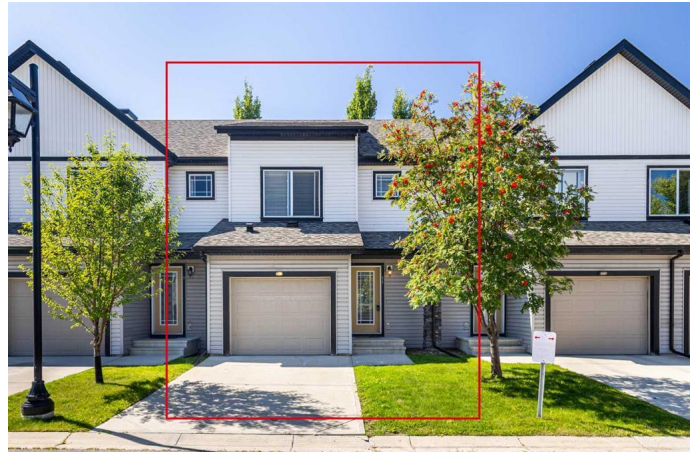
**\$445,000**

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 | 1                 |
| Zoning         | M-2               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.