



## 11 Copperpond Landing Calgary Alberta

\$445,000

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. (id:6769)

2pc Bathroom 6.33 Ft x 4.00 Ft

Other 9.17 Ft x 6.00 Ft

Living room 10.00 Ft x 9.00 Ft

Kitchen 10.25 Ft x 8.58 Ft

Dining room 8.83 Ft x 8.42 Ft

Primary Bedroom 13.58 Ft x 12.00 Ft

Bedroom 9.25 Ft x 9.17 Ft

Bedroom 9.58 Ft x 9.50 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



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