



## 11 Copperpond Landing SE, Calgary, Alberta - \$439,000



Main Photo

### Property Description

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.

## REALTOR Referral

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