

# \$473,900 - 3 Copperpond Landing Se, Calgary

MLS® #A2210490

**\$473,900**

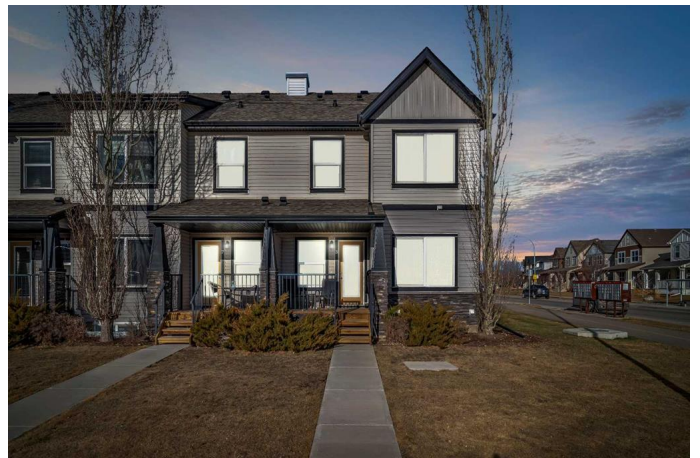
3 Bedroom, 4.00 Bathroom, 1,329 sqft

Residential on 0.07 Acres

Copperfield, Calgary, Alberta

**\*OPEN HOUSE SUNDAY MAY 11 FROM 1:30 PM TO 4:00 PM\* \*\* STUNNING CORNER UNIT TOWNHOUSE | 3 BEDS | 3.5 BATHS | REC ROOM\*\*** Welcome to Aura at

Copperfield, a highly sought-after community in southeast Calgary. This impressively designed, fully developed townhome with 1,887 sq feet of living area, boasts a single attached garage and an additional full-length driveway, providing ample space for the entire family to enjoy. Situated on a west-facing corner lot across from a park, this residence offers added comfort with a front yard featuring a patio. The main level showcases an open floor plan, replete with upgraded LVP flooring, quartz countertops, a U-shaped kitchen, stainless steel appliances, a separate dining area, a spacious living area with a fireplace, and a 2-piece bathroom. An abundance of windows ensures this residence remains sunny throughout the day. The upper level boasts a generously sized master bedroom, a walk-in closet, and a 4-piece en-suite. Two additional bedrooms share a common 4-piece bathroom. The basement is fully developed, featuring a generously sized family room that can be used as a den or office space, a full bathroom, a laundry room, and a mechanical room with storage. Located within a well-established community, residents enjoy close proximity to a playground, an off-leash dog park, and designated access to schools, shopping on 130th Avenue, the South Health Campus, and grocery stores. Furthermore, the



community offers easy access to Stoney Trail/Deerfoot, playgrounds, parks, and is transit-friendly. Do not miss this exceptional opportunity; contact your preferred realtor to schedule a viewing.

Built in 2011

### Essential Information

MLS® #	A2210490
Price	\$473,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,329
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3 Copperpond Landing Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1G6

### Amenities

Amenities	Park, Parking, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Quartz Counters, Storage, Vinyl Windows
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	35
Zoning	M-2

## Listing Details

Listing Office	eXp Realty
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