

# \$475,000 - 253 Copperpond Landing Se, Calgary

MLS® #A2202972

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,644 sqft  
Residential on 0.03 Acres

Copperfield, Calgary, Alberta

Welcome to 253 Copperpond Landing SE, a stunning original-owner end unit in the sought-after AURA development of Copperfield! This impeccably maintained townhome exudes warmth, charm, and thoughtful design. From the moment you step inside, you're greeted by an open-concept main floor bathed in natural light, thanks to sunny southern-exposed front windows. Whether you're enjoying your morning coffee on the front balcony or unwinding in the evening on the private back deck with green space behind, this home offers the perfect balance of indoor and outdoor living.

The modern kitchen is the heart of the home, featuring a large island, walk-in pantry, and ample cabinetry—ideal for those who love to cook and entertain. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and a well-appointed ensuite. The unfinished bonus room offers endless possibilities—home gym, office, or additional living space—customize it to fit your lifestyle! With central A/C, a single-car garage plus driveway parking, and extra storage, this home checks all the boxes.

Nestled in a vibrant community, you're just steps away from scenic parks, walking paths, and serene ponds, with schools, shopping, and dining options just minutes away. This is a rare opportunity to own a turn-key home in one of Calgary's most desirable



neighbourhoods!

Don't miss out! Visit the open house this weekend or contact your favourite agent to book a private showing today! Check out the attached brochure and virtual tour for more details. Your dream home awaits!

Built in 2013

### Essential Information

MLS® #	A2202972
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.03
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	253 Copperpond Landing Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1G6

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Single Garage Attached, Workshop in Garage

# of Garages 1

### Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Blower Fan, Gas

Basement None

### Exterior

Exterior Features Balcony

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Perimeter Wall, Poured Concrete

### Additional Information

Date Listed March 17th, 2025

Days on Market 25

Zoning M-2

### Listing Details

Listing Office Engel & Völkers Calgary

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