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## 52 Copperpond Landing SE Calgary, Alberta

MLS # A2219554



# \$459,999

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Guest, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Aura at Copperpond Landing—where STYLE, COMFORT, and VALUE come together in this beautifully maintained 2-storey townhouse. With a bright OPEN CONCEPT main floor, this home is perfect for both entertaining and everyday living. Enjoy peaceful evenings or summer BBQs on your COVERED DECK overlooking the complex's green space. The SINGLE ATTACHED GARAGE, plus a DRIVEWAY for extra parking, adds to the convenience, while LOW CONDO FEES make ownership even more appealing. Upstairs, you'll find a spacious primary bedroom with a 4-piece ensuite and walk-in closet, along with two more generously sized bedrooms and a second full bathroom. Fresh, vibrant paint throughout adds warmth and energy to the space. The unfinished basement offers endless potential for customization—whether you're dreaming of a home gym, media room, or guest suite. This home suits growing families, professionals, and snowbirds alike. Located just a short walk from scenic PONDS, SHOPPING amenities, BUS stops, this home offers both lifestyle and LOCATION. Don't wait—schedule your private showing today.