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## 3 Copperpond Landing SE Calgary, Alberta

MLS # A2210490



# \$473,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 294
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

**\*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.