



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 3 Copperpond Landing SE Calgary, Alberta

**MLS # A2210490**



# \$478,888

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

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

**Inclusions:** None

**\*OPEN HOUSE SATURDAY APRIL 12 & 13- 1:00PM TO 3:00PM\* \*\* 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.