325 Copperpond Landing SE
Calgary, Alberta

MLS # A2279011

$400,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,617 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape, No Neighbours Behind, Rect		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 297
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: Floating Book shelf main floor. Floating shelf by stairs, Balcony floor tile

Experience maintenance-free living at its finest in this beautiful walk-out end unit townhome at Aura Copperfield. This home is smoke free and pet free. Sharing only one neighbor, this home offers a sense of privacy and extra windows for a bright, airy feel that only an end unit can provide. The main floor features an open-concept layout with durable laminate flooring, sleek quartz countertops, and stainless steel appliances. On winter evenings, you can retreat to the cozy living room and enjoy the warmth of the natural gas fireplace, or step out onto one of TWO private balconies to enjoy the fresh air. Upstairs, the dual primary suite design ensures maximum comfort, with both bedrooms featuring their own walk-in closets and private ensuites. The lower level adds even more functionality with a large laundry room and a versatile flex space ideal for a home office, gym, or media room. Complete with an attached garage, an additional driveway stall, and visitors parking steps away. Recent upgrades include new AC Unit (2022), new HWT (Jul 2025). This lovely home offers a perfect blend of style and convenience. Close to shopping, schools, walking paths and dining of 130th Avenue. Call your favorite realtor for a tour before its gone.