

**381 Copperpond Landing SE**  
**Calgary, Alberta**

**MLS # A2288788**



**\$439,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,643 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 293
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Nest Thermostat, Closet Organizers (plus extra pieces), TV Wall Mounts (x 2), Interior Door Locks (w/ keys), Exterior Smart Lock, Cat Door (bedroom / laundry)

Welcome to Aura in Copperfield, a beautifully finished 3-storey townhome that pairs an elevated interior with a premium backdrop of open green space and wetlands behind. From the moment you arrive, the layout just works for real life. The entry level offers a single attached garage and a bright flex/office space that’s perfect for a home workspace, Peloton room, play area, or a cozy TV den, plus it walks out to a lower patio, making summer evenings and weekend lounging feel effortless. Upstairs, the main floor is where everyone naturally gathers, finished with laminate flooring throughout and an airy, light-filled feel. For added comfort through Calgary’s warmer months, the home is also equipped with central air conditioning. The rear kitchen is crisp and contemporary with white cabinetry, quartz countertops, and a generous island wrapped in a standout hexagon tile detail, the kind of finish that instantly feels more custom. Add tile flooring, newer stainless appliances, and thoughtful storage (including two closets by the kitchen that easily function as a pantry and broom/utility closet), and you’ve got a space that’s as practical as it is stylish. The dining area sits right in the center of the floor plan—anchored by a modern light fixture, making it ideal for everything from casual weeknight dinners to hosting friends, and yes, it sets up perfectly for those holiday meals where everyone ends up lingering at the table. At the front of the home, the living room is impressively sized and inviting, featuring a central fireplace with a tile surround and access to a second deck, great for catching the sun, sipping coffee, or creating a little outdoor lounge zone separate from the kitchen deck. On the top floor you’ll find three bedrooms, including a spacious primary retreat with a walk-in closet and 4-piece ensuite, plus two additional bedrooms at the back with large

windows and another 4-piece bath conveniently placed just outside their doors. Set within a well-established southeast Calgary community known for its parks, ponds, and interconnected pathways, Copperfield offers a lifestyle that's easy to love—whether it's evening walks, bike rides, playground time, or meeting neighbours at local green spaces. Residents also enjoy access to the Copperfield Community Association amenities and programming, including community gathering spaces and seasonal features like outdoor recreation. And when it's time to get around the city, you're well-positioned with convenient access to major routes like Stoney Trail and Deerfoot Trail, plus everyday shopping and services nearby.