

## 208 Auburn Bay Square SE Calgary, Alberta

**MLS # A2213874**



**\$464,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Front Drive, Garage Door Opener, Garag		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Flag Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** Window blinds

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome nestled in one of Calgary's most sought-after lake communities &mdash; Auburn Bay. Freshly repainted and move-in ready, this home offers the perfect blend of comfort, style, and location. Step inside to discover a spacious main floor featuring a massive living room that flows seamlessly into an open concept kitchen and dining area &mdash; ideal for entertaining or relaxing with family. From the dining space, step out onto your private balcony, perfect for morning coffee or evening unwinding. A convenient main floor powder room adds extra functionality for guests. Enjoy summer days in your fenced-in outdoor patio area, great for BBQs or lounging in the sun. Upstairs, you'll find three generous-sized bedrooms, including a primary suite with a walk-in closet and 4-piece ensuite. The two additional bedrooms each feature large closets, providing plenty of space for kids, guests, or a home office. The unfinished basement level offers laundry room and access to your DOUBLE ATTACHED GARAGE &mdash; a rare and highly desirable feature. Located just steps from the South Health Campus, Seton's growing array of shops and services, and with full lake access and privileges in Auburn Bay, this townhome offers unbeatable value in a prime location. Don't miss this one &mdash; schedule your private viewing today!