

## 719 Auburn Bay Square SE Calgary, Alberta

**MLS # A2221947**



**\$464,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	N/A
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Welcome to 719 Auburn Bay Square SE, a stylish and low-maintenance 2-storey townhouse ideally located in one of Calgary's most sought-after lake communities. This beautifully appointed home combines thoughtful design, contemporary finishes, and an unbeatable location near the amenities of the Urban District. Step into a bright and open-concept main floor where rich hardwood flooring flows throughout a spacious living and dining area. The gourmet kitchen features sleek stainless steel appliances, dark cabinetry, quartz countertops, a tile backsplash, and a large island perfect for entertaining. Sliding doors off the kitchen lead to a sunny glass-railed balcony, perfect for relaxing. Upstairs, you'll find two generously sized bedrooms, each offering a private 3-piece ensuite and walk-in closet. The upper-level laundry adds to the convenience of everyday living. The full basement remains undeveloped and offers generous storage space with direct access to the double attached garage. Residents enjoy exclusive access to a 43 acre freshwater lake and a 13 acre private beach, A year round clubhouse, Extensive Pathways & Green Spaces and Steps away from the South Health Campus Hospital.