

**709, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2252425



\$479,999

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 344
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Refrigerator, Stove, Microwave Hood Range, Dishwasher, Washer, Dryer, All Window Coverings, Garage Remotes x2, Smart Home Switches, Mini-Fridge, Portable AC Unit

LAKE LIVING at its Finest! A total of 4 BEDROOMS, 2.5 BATHS, ATTACHED 2 CAR GARAGE & over 1,563 sq ft of total living space! Townhouse living offers the space and comfort of a home with the ease of condo maintenance - Ideal for busy professionals or families on the go! This townhouse offers the perfect combination of space, style, and convenience in one of Calgary's most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living easy. On the lower level, you'll find a 4th bedroom which offers versatile space —perfect for an additional bedroom, office, home gym, workspace, or hobby room—along with a utility room and direct access from the garage. The main level features an open-concept design filled with natural light from large, bright windows. The modern kitchen boasts a large island with seating, ample cabinetry, and flows seamlessly into the dining and living areas—ideal for entertaining, plus a balcony off the kitchen. A convenient half bath completes this level. Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry provide functionality and comfort for family or guests. Located in the vibrant community of Auburn Bay, you'll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, you'll also find parks, schools, shopping, restaurants, the South Health Campus, and easy access to major roadways. Don't miss your chance to experience lake community living in a beautiful, move-in ready townhouse!