

## 313 Auburn Bay Circle SE Calgary, Alberta

**MLS # A2269634**


# \$474,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                         |               |                   |
| <b>Type:</b>     | Residential/Five Plus              |               |                   |
| <b>Style:</b>    | 4 Level Split                      |               |                   |
| <b>Size:</b>     | 1,466 sq.ft.                       | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped              |               |                   |

|                    |                                       |                   |        |
|--------------------|---------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | \$ 343 |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                            | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |

**Inclusions:** Built in speakers ("as-is"), TV wall mounts (2)

This stylish townhouse offers a bright and functional 4 level split layout with 2 primary bedrooms, each featuring a walk-in closet and private ensuite. The home includes an attached single car garage, extra driveway parking, and a rare fully fenced south facing backyard. Perfect for pets, entertaining, or relaxing outdoors. The main floor features a spacious living room with vaulted ceilings, and direct access to the backyard. The modern kitchen offers a breakfast bar for two, ample cabinet space, and a generous dining area, complemented by a convenient 2-piece powder room. Upstairs, both bedrooms are large enough to accommodate a desk or dresser, or a cozy corner to retreat at the end of the day. The fully developed lower level provides additional living space. A great space for a rec room, home gym, or home office, complete with a 2-piece bath and linen closet. Additional highlights include central A/C (installed 2021), a deck with gas line, and a quiet location within the highly sought-after, lake-access community of Auburn Bay. Enjoy all the amenities this neighbourhood offers, including year-round HOA activities, the beach and lake, nearby schools, South Health Campus, YMCA, restaurants, shopping, parks, and easy access to Stoney Trail and Deerfoot/QE II. Modern comfort, low-maintenance living, and resort-style amenities. This home truly has it all!