

**523, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2294276



\$429,750

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,400 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Lake, Landscaped, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: NA

Gorgeous END unit townhome facing a green space and perfectly located in the heart of Auburn Bay! You are greeted with gleaming hardwood floors as you enter, through the living room & kitchen area with plenty of windows for loads of natural sunlight! Bright and Sunny! Functional kitchen with plenty of cabinet & counter space, mosaic tiled backsplash, raised breakfast bar & stainless-steel appliances. The second level features a master bedroom with walk in closet & ensuite bath, a second bedroom & another full bathroom. Up to the third level & you will find a huge, sunny loft/bonus room area that can be used as a rec room, bedroom, etc. The lower level is also fully finished with a rec room and another full bathroom as well as some storage space and laundry area. Front patio area is perfect for BBQing & entertaining! This home is steps to the school and a short trip to all the areas amenities, Deerfoot & Stoney Trails, transit, hospital, parks, pathways, theatre AND the lake!