

**10 Auburn Bay Common SE**  
**Calgary, Alberta**

**MLS # A2302152**



**\$442,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2008 (18 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>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 276
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** n/a

Modern, beautifully designed townhome featuring a sought-after dual primary layout and a private yard backing onto a peaceful treed green space. Ideally located within walking distance to the lake and schools, with every amenity nearby in Auburn Bay and neighbouring Cranston, Seton, and Mahogany. Enter through your double detached garage or the fenced and gated front yard, perfect for pets. The main floor is filled with natural light and finished in a neutral palette that highlights the rich hardwood flooring. The open-concept layout creates a seamless flow between the inviting living room, spacious dining area, and well-appointed kitchen, making it ideal for both everyday living and entertaining. The kitchen is as functional as it is stylish, featuring quartz countertops, full-height cabinetry, a pantry, stainless steel appliances, and a bayed breakfast nook for casual meals. A tucked-away powder room and upper-level laundry add to the thoughtful design. Upstairs, two generously sized primary bedrooms each offer their own walk-in closet and private 4-piece ensuite, providing comfort and privacy with no need to share. The recently finished basement adds valuable additional living space, perfect for a home office, gym, or flex area to suit your needs. Step outside to enjoy morning coffee or summer evenings in your private fenced backyard, complete with a large patio and serene views of mature trees and green space. This prime location within the complex offers close proximity to visitor parking on either side, mailboxes, and the main entrance for added convenience. Auburn Bay is a vibrant, family-friendly lake community offering year-round activities including swimming, skating, tennis courts, a gym, and Auburn House. Residents also enjoy extensive pathways, parks, green spaces, and an off-leash dog park, along with easy access to shopping,

restaurants, and everyday amenities. Just minutes away are Fish Creek Park, the Seton YMCA, and South Health Campus. An exceptional opportunity to enjoy lake living in one of Calgary's most desirable communities.