



GRASSROOTS
REALTY GROUP

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**210, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2224856



\$500,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,427 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Finished, Partial	LLD:	-
Exterior:	Aluminum Siding , Stucco, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Incredible opportunity to take advantage of Auburn Bay's exclusive lake access privileges, for an affordable price! Double-wide, attached garage Townhome, with 1728 square feet of beautiful fully developed living space, and high end finishings. SEE iGuide Floor Plans and Virtual Tour - home has some virtually furnished photos too. For outdoor living on this Bare Land property (2022 RPR available), enjoy the South-facing Patio on a private green path, a Balcony with BBQ Gas Line, and a convenient faucet added to the Garage, for puppy, kid, hobby, or car-wash use. Inside, the entry level starts at a full Mud Room with walk-in Closet, developed Media/Theatre room (2022 Luxury vinyl plank floors), big Storage under the stairs. Laundry and utility space. Moving on up, go through the vaulted Foyer at the rear, to the fully tiled and contemporary 9' Main Floor. Bright and airy, large windows on each side enhance the 17' Living Room, 15.5' Dining Room, and brighten the modern extended-height dark cabinet Kitchen - exceptional for entertaining or personal use, with stone counters, a huge slab peninsula island, built-in pantry cabinets, tons of pot-and-pan drawers, corner counters, and new Stainless Steel appliance package (glass top slide-in range, fridge with water-and-ice, OTR microwave, and dishwasher). Up the also-new carpeted stairs to the upper floor, are 3 full adult-capacity Bedrooms (Walk-in and Ensuite for the Primary), two full 4-Piece Bathrooms with updated counters, and a wide Linen closet, in addition to all the rest of the well-laid plan. Chesapeake in Auburn Bay is situated at the "quiet side" of the community, but still walkable within 10 minutes in any direction, to shopping, eateries, transit, schooling, and quick accesses to Stoney Trail both ways, Deerfoot, MacLeod - from experience, getting from SE to NW Calgary, Chestermere, Airdrie, Okotoks, and even Downtown core areas

averages 20-35 minutes at most. Experience this home with your favourite agent today - won't last long!