



GRASSROOTS
REALTY GROUP

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57 Auburn Bay Common SE Calgary, Alberta

MLS # A2240452



\$389,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: NA

Don't miss out on this incredible opportunity to live in the desirable lake community of Auburn Bay, just a stone's throw from the hospital and the shops in Seton. This upgraded unit features an open concept main floor with a beautiful kitchen, complete with a granite center island and stainless steel appliances. The kitchen seamlessly flows into the living and dining areas, which open onto a spacious above-ground deck perfect for relaxing. A convenient 2-piece powder room rounds out this level. Upstairs, you'll find two generously sized bedroom suites, each with its own full en-suite bathroom and walk-in closet. The master suite also boasts a private balcony, offering a peaceful retreat, and a second-floor laundry room adds extra convenience. This home includes one underground parking stall and an additional parking space just outside the unit. Best of all, you'll enjoy full lake access, with opportunities for swimming, fishing, boating, tennis, skating, and more. This home is in pristine condition, ready for you to move in and make it your own!