



GRASSROOTS
REALTY GROUP

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**315, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2248261



\$458,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,396 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to 315 10 Auburn Bay Avenue SE — Your Lakeside Lifestyle Starts Here! Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious 2-bedroom + loft townhome offers a functional and thoughtfully designed living space—perfect for professionals, or families craving comfort and convenience. Step inside and discover bright, open-concept living with many new upgrades including NEW Hot Water Tank (2023) NEW carpet, NEW countertops and NEW paint throughout. Enjoy friends and family gatherings on your newly refinished maple hardwood floors and built in entertainment bar. The versatile loft adds that extra flex space everyone is looking for—ideal for a home office, reading nook, or workout space. Enjoy the FULLY FINISHED basement with an additional 460ft² of extra versatile space for your enjoyment. This low-maintenance living is move-in ready for your enjoyment. Fantastic location - school across the street, the unit faces the courtyard (not parking lot or the street), scenic pathways and parks, and minutes from Auburn Bay Lake and the incredible amenities of Seton. The mailbox is close by, and along with visitor parking, this unit is close to the main street for additional parking. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the area's fantastic restaurants—all within minutes from home. Whether you're looking for lifestyle, location, or a little bit of both—this one checks all the boxes. Come see why life's better by the lake!