



GRASSROOTS
REALTY GROUP

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**709, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2252425



\$499,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,310 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:	Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Shingle

Basement: Finished, Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 344

LLD: -

Zoning: R-2M

Utilities: -

Inclusions: Refrigerator, Stove, Microwave Hood Range, Dishwasher, Washer, Dryer, All Window Coverings, Garage Remotes x2, Smart Home Switches, Mini-Fridge, Portable AC Unit

Welcome to Auburn Bay & Lake Living at Its Finest! This townhouse has a total of 3 levels and offers the perfect combination of space, style, and convenience in one of Calgary's most sought-after lake communities. With an attached double garage, room for two additional vehicles on the driveway, plus visitor parking, this home makes everyday living easy. On the lower level, you'll find a versatile office/bonus area—perfect for a home gym, workspace, or hobby room—along with a utility room and direct access from the garage. The main level features an open-concept design filled with natural light from large, bright windows. The modern kitchen boasts an island with seating, ample cabinetry, and flows seamlessly into the dining and living areas—ideal for entertaining, plus a balcony off the kitchen. A convenient half bath completes this level. Upstairs, the primary suite includes a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry provide functionality and comfort for family or guests. Located in the vibrant community of Auburn Bay, you'll enjoy full access to the private lake with year-round amenities: swimming, sandy beaches, fishing, skating, paddleboarding, tennis, and community events. Nearby, you'll also find parks, schools, shopping, restaurants, the South Health Campus, and easy access to major roadways. Don't miss your chance to experience lake community living in a beautiful, move-in ready townhouse!