



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**927 Auburn Bay Circle SE  
Calgary, Alberta**

**MLS # A2257960**



**\$319,977**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 178
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** none

ABSOLUTELY GREAT 2 BEDROOM AND 2 BATH HOME IN WONDERFUL LAKE LIVING IN AUBURN BAY. THIS GARDEN STYLE UNIT HAS A GREAT LAYOUT FEATURING A VERY LARGE KITCHEN WITH GRANITE COUNTER TOPS , HUGE ISLAND, TONS OF CUPBOARD SPACE AND LARGE EATING AREA TOPPED OFF WITH NEW BLACK LIGHT FIXTURES AND UNIT HAS FRESH PAINT THROUGH OUT. THE MASTER BEDROOM IS VERY LARGE WITH GREAT WALK IN CLOSET AND A 4 PC ENSUITE . THE SECOND BEDROOM HAS ITS OWN 4 PC BATHROOM WHICH OFFERS FLEXIBILTY. THIS LOCATION OFFERS GREAT ACCES TO THE SETON HOSPITAL, GREAT ACCES TO SETON RETAIL CENTRE'S AND TO THE WONDERFUL YMCA . YOU ARE ALSO WITHIN WALKING DISTANCE TO THE LAKE