



GRASSROOTS
REALTY GROUP

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1013 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2267000



\$324,900

Division:	Auburn Bay		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,246 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 197
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters		

Inclusions: none

Watch the video Gorgeous Home! The one you have been waiting for. A fully upgraded bungalow style garden suite townhouse offered under \$325,000 located in the popular lake community of Auburn Bay! This stunning modern and updated townhouse offers it all. Over 1200 SQFT of living space | 2 Parking Stalls | Brand New Paint | Brand New Carpet | Bright Open Floor Plan | Beautiful Kitchen | 2 Big Bedrooms | 2 Bathrooms | Energy Efficient | Private Patio | Lake Access. Upon entrance, you'll be impressed with the sun-filled living room with tall windows offering great entertainment space. The modern chef's kitchen offering quartz countertops, a center island, stainless appliances, oversized sink, and plenty of cabinet space. Adjacent to the kitchen is the spacious dining area which can easily fit a 6-8 seater. 2 LARGE bedrooms including the primary bedroom with its own ensuite and can easily fit a king-size bed. The second bedroom has oversized windows and great space. The shared second bathroom and the stacked laundry is just an added bonus among many others A huge and a bright patio for your summer gatherings and relaxing. Low condo fee of only \$197.21 covering insurance, snow removal, common area maintenance, reserve fund contributions, visitor parking. This stunning townhouse offers 2 PARKING STALLS offering as a huge plus point! This townhouse is more than just a house; it's a gateway to an exceptional lifestyle. With its thoughtful design, ample space, and proximity to the lake, it welcomes you to experience the very best that Auburn Bay has to offer. In close proximity to all schooling levels including: Auburn Bay School (K-5), Lakeshore School (6-9), Bayside Second (K-5), Joane Cardinal-Schubert High School, St. Gianna School (K-6), and Prince of Peace School (K-9). A short drive to the YMCA, South Campus

Hospital, Cineplex, restaurants, cafe's, dental clinic, banks, grocery stores like Sobey's and COOP across the street, gas stations, pubs, ice-cream parlour etc makes the location even more desirable. Don't miss this opportunity to make this extraordinary place your home. Welcome to Auburn Bay where a vibrant beach life awaits.