



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

MLS # A2269634



\$464,900

Division:	Auburn Bay	
Type:	Residential/Five Plus	
Style:	4 Level Split	
Size:	1,466 sq.ft.	Age: 2013 (13 yrs old)
Beds:	2	Baths: 2 full / 2 half
Garage:	Off Street, Single Garage Attached	
Lot Size:	0.03 Acre	
Lot Feat:	Back Yard, Landscaped	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Built in speakers ("as-is"), TV wall mounts (2)		

This stylish townhouse offers a bright and functional 4 level split layout with 2 primary bedrooms, each featuring a walk-in closet and private ensuite. The home includes an attached single car garage, extra driveway parking, and a rare fully fenced south facing backyard. Perfect for pets, entertaining, or relaxing outdoors. The main floor features a spacious living room with vaulted ceilings, and direct access to the backyard. The modern kitchen offers a breakfast bar for two, ample cabinet space, and a generous dining area, complemented by a convenient 2-piece powder room. Upstairs, both bedrooms are large enough to accommodate a desk or dresser, or a cozy corner to retreat at the end of the day. The fully developed lower level provides additional living space. A great space for a rec room, home gym, or home office, complete with a 2-piece bath and linen closet. Additional highlights include central A/C (installed 2021), a deck with gas line, and a quiet location within the highly sought-after, lake-access community of Auburn Bay. Enjoy all the amenities this neighbourhood offers, including year-round HOA activities, the beach and lake, nearby schools, South Health Campus, YMCA, restaurants, shopping, parks, and easy access to Stoney Trail and Deerfoot/QE II. Modern comfort, low-maintenance living, and resort-style amenities. This home truly has it all!