

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

## 313 Auburn Bay Circle SE Calgary, Alberta

MLS # A2269634



\$474,900

Auburn Bay		
Residential/Five	Plus	
4 Level Split		
1,466 sq.ft.	Age:	2013 (12 yrs old)
2	Baths:	2 full / 2 half
Off Street, Sing	le Garage Attac	hed
0.03 Acre		
Back Yard, Lan	dscaped	
	Residential/Five 4 Level Split 1,466 sq.ft. 2 Off Street, Single 0.03 Acre	Residential/Five Plus  4 Level Split  1,466 sq.ft. Age:  2 Baths:  Off Street, Single Garage Attack

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Linoleum, Tile Roof: Condo Fee: \$ 343 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Wood Frame 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!