



**96 Auburn Bay Boulevard SE
Calgary, Alberta**

MLS # A2288335



\$535,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,141 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: TV Wall Mount (Bedroom) , Shoe Storage cabinet

Open House Sunday Mar.1, 26 1PM -3PM , Welcome to this beautifully maintained duplex in the heart of Auburn Bay, one of Calgary's premier lake communities. Enjoy year-round lake living, with summer beach access, tennis courts, and top tier recreational facilities; perfect for all age groups, active families, and outdoor enthusiasts. This gorgeous NO-CONDO-FEE townhome offers comfort, functionality and a fantastic lifestyle that is just steps away from the Auburn Bay community center and lake area. The main floor provides large living space with central fireplace offering warmth, ambiance and comfort in the cool months of the year. Large windows provide plenty of natural light while enjoying a large open kitchen with large breakfast bar style island. Upstairs you'll find two generous primary bedrooms, each with its own ensuite bathroom and walk in closet – ideal for a growing family, guests or even a roommate. The basement is partially framed and ready to be developed with downstairs laundry (upgraded washer 1yr old/dryer 2 years old) and the benefit of a new hot water tank (1 yr. old). Step outside to your private backyard, complete with a spacious deck and fully fenced yard with a side gate (that can be used for a dog run if needed). You will enjoy the double detached Garage that is insulated, drywalled and is wired for and ready to accommodate electric vehicle charging. Don't miss out on this opportunity to live in a family-friendly neighbourhood close to schools, parks, pathways, access to beach club, sandy beaches, ice rinks, shopping, restaurants, South Health Campus, transit access and major south expressways.