



**56 Auburn Bay Close SE
Calgary, Alberta**

MLS # A2299859



\$425,000

Division:	Auburn Bay		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Corner Lot, Front Yard, Low Maintenance Landscape, Pr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Stop scrolling - how often do you find an end-unit townhome with a double attached garage and lake access in Calgary? Welcome to the sought-after lake community of Auburn Bay! Just a 5-minute walk to Auburn Bay Lake, this home offers year-round fun: swimming, skating, beach days, and more - right at your doorstep. Inside, the main floor features an open-concept layout with hardwood floors, stylish new light fixtures, and updated kitchen cabinets with granite countertops, stainless steel appliances, and a large island - perfect for cooking and entertaining. A convenient powder room completes the main level. Upstairs, you'll find two spacious bedrooms, each with its own walk-in closet and private four-piece ensuite. As a corner unit, both bedrooms benefit from extra windows that fill the rooms with natural light. With neighbors on only one side, it truly feels more like a detached home than a townhome. Set on a quiet street, this home also offers a sunny west-facing fenced yard that's low-maintenance yet versatile. Enjoy the concrete patio for barbecues and outdoor dining, while still having a dedicated space for your own gardening touches. Additional highlights include a newer washer and dryer (updated in 2024). The double attached garage provides plenty of space for parking and storage—perfect for Calgary winters. Beyond the home itself, Auburn Bay offers an unbeatable lifestyle. Walking paths weave through the community, connecting you easily to parks, playgrounds, schools, and the lake. Shopping, restaurants, and services at Auburn Station and Seton are just minutes away, and you'll have quick access to major roads like Deerfoot and Stoney Trail for an easy commute. This isn't just a place to live - it's a lifestyle in a vibrant, well-managed lake community. Don't just dream about lake living - make it yours.

Contact your realtor today to schedule a private tour!