GRASSROOTS REALTY GROUP

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204 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2304015

$395,000

Division:	Auburn Bay		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,276 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Assigned, Off Street, Owned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 327
Basement:	None	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	M-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: BBQ, Metal Shelf in closet above stairs

This bright end unit sets itself apart the moment you walk in — extra windows pour natural light across freshly painted walls and laminate flooring that flows throughout the open-concept main floor. Gather around the gas fireplace on a crisp Calgary evening, then step into a kitchen built for people who actually love to cook: expansive granite countertops, abundant cupboards, stainless steel appliances, and counter seating perfect for morning coffee. The spacious dining room overlooks your private backyard, and a pantry plus tucked-away half bath round out the main level. Upstairs, brand new carpet leads to two generously sized primary bedrooms — each with a large closet and its own private 4-piece ensuite finished with granite countertops and tiled floors. Front-loading laundry and an additional storage closet make everyday living effortless. And then comes the delightful surprise: drop-down stairs reveal a huge attic space ready to become your home office, workout studio, or the storage solution you didn't know you needed. Step outside to a fully fenced yard with a patio, BBQ area, and landscaped perennials that return year after year. Central air conditioning keeps things cool through Calgary's warmest days, and you'll appreciate the rare luxury of two parking stalls — one titled, one assigned. Lots of additional visitor parking nearby. Then there's the lifestyle. Full Auburn Bay lake privileges mean summer swims, lazy afternoon fishing, tennis, picnics, and disc golf — and when the temperature drops, skating on the lake, events in the clubhouse, and the amphitheater keep the community buzzing. You're just steps from South Health Campus, the future C-Train line, and Seton's ever-expanding Urban District, with restaurants, grocery, banking, retail, a gym, movies, and more amenities arriving every year. Deerfoot

and Stoney Trail are minutes away. Move-in ready and ideally suited for a small family, roommates, or the savvy investor. Don't wait — book your viewing today.

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