



**1406 Auburn Bay Square SE  
Calgary, Alberta**

**MLS # A2142286**



**\$485,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Wow, what a home! This incredible opportunity puts you in the sought-after Auburn Bay Lake community just in time for summer! This is the home you've been waiting for—a combination of premium location, excellent layout, and beautiful finishes unlike anything else in the area. Looking for the wow factor? Stop right here! Outrageously gorgeous, this upscale Auburn Bay townhome by Brookfield will appeal to those with great taste and refined wish lists. Enjoy maintenance-free Executive Estate living in this rare 2-bedroom, 2-bathroom, 3-story-style townhome offering the ultimate luxurious lifestyle. Step into this meticulously crafted home and be greeted by an abundance of natural light accentuating the upgraded finishes throughout. The spacious living area boasts beautiful wood floors, and the open-concept layout seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining friends and family. The kitchen is a chef's dream with modern appliances, ample counter space with upgraded granite countertops, stylish full-height maple cabinetry, stainless steel appliances, and access to your office/den—perfect for those work-from-home situations. Enjoy your morning coffee or host evening gatherings on the fully fenced front patio, offering a perfect setting for outdoor entertaining and evening BBQs. The primary suite is a sanctuary with its own ensuite bath plus a walk-in closet with plenty of space. The second bedroom is ample in size and perfect with sunny west views. Laundry is conveniently located across the hall for ease of use. With great exposure to the north and south, the unit enjoys abundant natural light throughout the day, creating a bright and airy atmosphere. The basement is ideal for your own gym or man cave! It leads directly to a double-attached garage, great for all your storage needs and accommodating

vehicles with ease. This pet-friendly complex, with board approval, is a snowbird's dream or perfect for anyone looking for a lock-and-leave situation. Opportunity knocks in Auburn Bay. Here, you will appreciate the serenity of the lake and commune with nature while enjoying the abundance of walking paths and biking trails! Come enjoy the quiet setting, ample parking, proximity to the south hospital, minutes to shopping, schools, playgrounds, and great access routes. Walk to parks, athletic fields, and enjoy excellent access to the new ring road, close to major grocery stores and various other big-box stores. If you are looking for an excellently priced, super clean home in the city with great square footage and a spacious, bright feel, this is your next home! This home showcases a great mixture of pride in ownership and comes complete with newer hot water tank, new carpet, newer paint, new microwave, and an attached double-car garage. A fabulous condition home with the advantage of a showstopper kitchen and layout! A must-see and own&mdash;call today for your viewing!