



GRASSROOTS
REALTY GROUP

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653 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2144168



\$499,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,481 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Be		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 246
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautiful townhome in the lake community of Auburn Bay. With over 1,481 sq ft, this home features 2 primary bedrooms, a computer area, 2.5 baths, and a double attached garage. Move-in ready, it showcases pride of ownership throughout. This east-facing walk-out entry property overlooks a spectacular pond, park, and walking path, with direct access from the street. The large open entrance includes a main floor flex room with heated floor, perfect for a home office or workout space, with access to the double attached garage. The entry is fully tiled, and the flex room boasts tasteful laminate flooring. Upstairs, the main level features hardwood flooring, a huge chef's kitchen with a breakfast island, gorgeous granite countertops, and stainless steel appliances. Enjoy your morning coffee on the east-facing balcony while taking in the stunning view of the pond. The wide open plan is ideal for entertaining and offers a very functional layout. On the upper level, there are two primary bedrooms, each with its own en-suite (one with a full 4-piece bath, the other with a 5-foot walk-in shower) and walk-in closets with organizers. The laundry room, located just off the kitchen, includes a large window for natural sunlight. All levels are bathed in natural light due to the large windows. The front yard is fenced for your private use and creates a welcoming ambiance for visiting guests and extended family. This home is in an exceptional location, within walking distance to the beach, skating, and the Auburn House community facility. The South Health Hospital Campus, new library, YMCA, shopping, and restaurants are only minutes away. Pet-friendly and part of a well-managed complex, this townhome offers fantastic value.