



**GRASSROOTS**  
REALTY GROUP

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**111 Auburn Bay Common SE**  
**Calgary, Alberta**

**MLS # A2209436**



**\$479,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 255
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV mount

This beautifully updated end-unit townhome features 3 bedrooms, 2.5 bathrooms, a double attached garage and has just been freshly painted with brand new flooring throughout! This like-new townhouse is fully move-in ready in the heart of Auburn Bay, just steps from a pond and walking path and a close walk to countless nearby amenities. The open concept main level features a bright and open space with extra windows on the side of the home allowing for even more natural light to pour through the space. Resilient vinyl plank flooring (brand new) flows throughout the main level, making this the perfect space for those with children and pets. The kitchen is finished with maple cabinetry, granite countertops including a 9' island, and a suite of stainless steel appliances. A flex space located at the back of the home is the perfect work-from-home space but can also be the dining area if desired. The kitchen area overlooks both living and dining spaces, making this the perfect spot for entertaining guests. Brand new carpet flows throughout the upper level where you'll find 3 bedrooms and 2 bathrooms. The large primary bedroom is complete with its own ensuite and walk-in closet. Two more bedrooms and a full bathroom complete the upper level. The basement offers a laundry area and large storage space off of the double attached garage. Located in a well-maintained complex with low condo fees, this updated townhouse is completely move-in ready!