

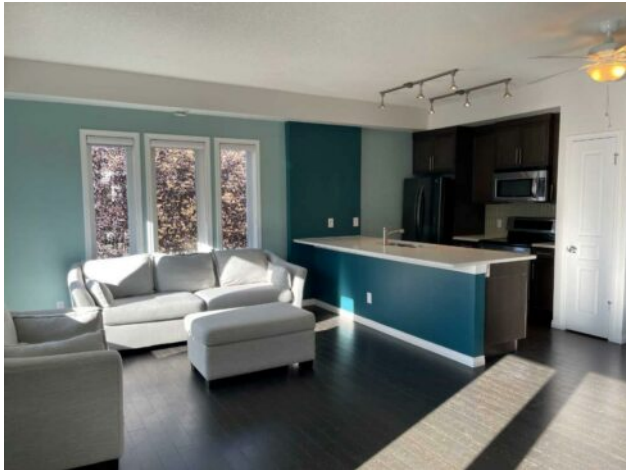


**GRASSROOTS**  
REALTY GROUP

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**1006 Auburn Bay Square SE  
Calgary, Alberta**

**MLS # A2209992**



**\$389,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	783 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Cork
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Track Lighting

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 264
<b>LLD:</b>	-
<b>Zoning:</b>	M-X1
<b>Utilities:</b>	-

**Inclusions:** Curtains in Bedroom

This charming 2 bedroom, 1 bathroom townhome is the perfect blend of comfort and convenience. Located in a prime corner unit, it boasts large windows that flood the space with natural light, creating a bright and welcoming atmosphere throughout. The standout features of the home are its modern open kitchen with upgraded appliances all less than a year old, and a sleek design making it ideal for cooking and entertaining, the large cantilevered master bedroom that provides extra space compared to other units, and customizable closets for all your storage essentials. With low condo fees, access to the picturesque Auburn Bay Lake, and less than a 10 minute drive for shopping, restaurants, multiple green spaces, and both Deerfoot and Stoney Trail, this townhome offers both style and practicality in an unbeatable location!