



**1310 Auburn Bay Square SE  
Calgary, Alberta**

**MLS # A2301722**



**\$424,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Partial	<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, Ceiling Fan(s), See Remarks		

**Inclusions:** Window Coverings as is, Rods and Curtains, Wardrobe in principal bedroom

Unlock exceptional value in this one-of-a-kind end-unit townhouse, where comfort meets the best of lake community living. Thoughtfully designed, this home features a spacious kitchen with stainless steel appliances, rich cabinetry, and elegant granite countertops—ideal for both everyday living and entertaining. The dining area overlooks a sunken living room with soaring ceilings and expansive windows, complete with automated blinds that fill the space with natural light from the front garden. This level also includes a pantry, a convenient half bath, and a built-in office area, offering both style and functionality. Automated lighting is featured throughout the entire home, adding comfort and modern convenience in every space. Upstairs, you’ll find a laundry area and two generously sized primary bedrooms, each with its own private 4-piece ensuite and walk-in closet, providing exceptional comfort and privacy. The lower level offers excellent storage space and direct access to the double attached garage. Located in a vibrant four-season lake community, this home is just steps from shopping, a movie theatre, pubs, and dining, with easy access to Deerfoot and Stoney Trail. You’ll also enjoy walking distance to the South Health Campus and the lake entrance. Don’t miss your opportunity to own this exceptional home offering style, convenience, and outstanding value!