



GRASSROOTS
REALTY GROUP

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315, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2321797



\$422,999

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,396 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Nestled in the sought-after lake community of Auburn Bay, this stylish and spacious move-in ready townhome with over 1700ft² of total living space is your lakeside oasis! This well maintained townhome is nestled in the quiet, family friendly Chesapeake complex where families and kids enjoy lazy summer evenings playing and gathering. Boasting 2 spacious bedrooms plus third floor loft/ flex room functioning as additional bedroom or bonus room, you have additional space galore, perfect for professionals, or families craving comfort and convenience. Step inside and discover bright, open-concept living with many upgrades including new carpet. Enjoy friends and family gatherings on your newly refinished maple hardwood floors and built in entertainment bar. Enjoy the FULLY FINISHED basement with bathroom as an additional level for space and privacy. Fantastic location facing the courtyard, close to the street for additional parking, and walking distance to schools and transit. Enjoy the scenic pathways and parks, and minutes from Auburn Bay Lake and the incredible amenities of Seton. Catch a movie at the VIP Cineplex, grab groceries at Superstore, or treat yourself at one of the area's fantastic restaurants—all within minutes from home. Whether you're looking for lifestyle or location, this one checks all the boxes. Come see why life's better by the lake!