



**GRASSROOTS**  
REALTY GROUP

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**711 Auburn Bay Circle SE**  
**Calgary, Alberta**

**MLS # A2322360**



**\$448,000**

|                  |                                                              |               |                   |
|------------------|--------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                        |               |                   |
| <b>Style:</b>    | 4 Level Split                                                |               |                   |
| <b>Size:</b>     | 1,432 sq.ft.                                                 | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 2                                                            | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached                                       |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                    |               |                   |
| <b>Lot Feat:</b> | Few Trees, Level, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                                                                  |                   |        |
|--------------------|------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | \$ 296 |
| <b>Basement:</b>   | Partial                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                         | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** N/A

This stylish and functional 4-level split townhome offers the perfect blend of comfort, space, and low-maintenance living. Featuring 2 spacious primary bedrooms, each with its own walk-in closet and private ensuite, plus an attached oversized single garage, EV charging station, extra driveway parking, and a rare fully fenced south-facing backyard. Inside, you'll find a bright living room with vaulted ceilings and direct access to the backyard, a modern kitchen with ample cabinetry and breakfast bar seating, a generous dining area, and an undeveloped basement ready for your future rec room, home gym, or office. Located in the sought-after lake community of Auburn Bay, you'll love being close to the beach, parks, schools, South Health Campus, YMCA, restaurants, shopping, and major routes. Modern comfort, resort-style amenities, and a location that truly has it all.