



**GRASSROOTS**  
REALTY GROUP

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## 5 Auburn Bay Common SE Calgary, Alberta

**MLS # A2324356**



# \$449,000

|           |                                      |        |                   |
|-----------|--------------------------------------|--------|-------------------|
| Division: | Auburn Bay                           |        |                   |
| Type:     | Residential/Five Plus                |        |                   |
| Style:    | 2 Storey                             |        |                   |
| Size:     | 1,107 sq.ft.                         | Age:   | 2008 (18 yrs old) |
| Beds:     | 3                                    | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Guest, Paved |        |                   |
| Lot Size: | -                                    |        |                   |
| Lot Feat: | Backs on to Park/Green Space         |        |                   |

|             |                                                          |            |        |
|-------------|----------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                           | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                          | Condo Fee: | \$ 276 |
| Basement:   | Full                                                     | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                                 | Zoning:    | M-X1   |
| Foundation: | Poured Concrete                                          | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry |            |        |

**Inclusions:** N/A

Welcome to this spacious two-storey condo in the highly sought-after lake community of Auburn Bay, offering an exceptional opportunity for families, first-time buyers, or investors looking to enjoy one of Calgary's most amenity-rich neighbourhoods. Perfectly situated directly across from a park and green space, this home offers an ideal setting for family living. Imagine watching the kids play at the park, enjoying evening strolls through the neighbourhood, and taking advantage of everything Auburn Bay has to offer. Residents enjoy exclusive year-round access to Auburn Bay Lake, featuring sandy beaches, swimming, paddleboarding, skating, and a wide variety of community events throughout the year. The impressive residents' facility includes a gymnasium, tennis courts, basketball courts, playgrounds, and seasonal programs designed for all ages. Inside, the functional open-concept main floor is designed for both everyday living and entertaining. The spacious living area flows seamlessly into the kitchen, which features granite countertops, ample cabinetry, and access to a private balcony. Upstairs, you'll find three bedrooms, including a primary suite complete with a walk-in closet and private four-piece ensuite. Two additional bedrooms and a full bathroom provide plenty of space for children, guests, or a home office. The lower level offers convenient access to the double attached garage, providing secure parking and additional storage for bikes, sporting equipment, and all the essentials that come with an active family lifestyle. Ideally located close to schools, shopping, restaurants, the South Health Campus, Seton Urban District, and major commuter routes, this home combines space, convenience, and an unbeatable community lifestyle. Don't miss your opportunity to enjoy all that Auburn Bay has to offer.

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