



GRASSROOTS
REALTY GROUP

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919 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2326344



\$359,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,233 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 188
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

Welcome to this beautiful townhouse in the highly sought-after lake community of Auburn Bay, offering the perfect blend of modern comfort, functional design, and an unbeatable location. As you step inside, you are greeted by a bright and open main floor layout that seamlessly connects the living, dining, and kitchen areas, making it an ideal space for both daily living and entertaining. The kitchen is a chef's delight, complete with ample counter space and a massive walk-in pantry that provides incredible storage. A convenient two-piece bathroom rounds out the main floor, along with easy access to the utility area and a back door leading out to your private, fully fenced backyard, featuring a patio space perfect for summer barbecues and outdoor relaxation. Heading upstairs, you will find a highly desirable dual-primary bedroom layout. Each of the two spacious bedrooms serves as its own private retreat, complete with its own dedicated ensuite bathroom and generous closet space, making this home perfect for roommates, guests, or a young family. For ultimate convenience, the laundry area is also located on the upper floor, eliminating the need to haul baskets up and down the stairs. Location is everything, and this property truly shines. You are within easy walking distance to the spectacular Auburn Bay lake and beach house, where you can enjoy year-round activities including swimming, boating, tennis, and skating. Beyond the lake, the surrounding area is packed with world-class amenities. You are just minutes away from the South Health Campus hospital, extensive shopping districts, and a fantastic selection of restaurants and cafes. The nearby community of Seton expands your entertainment options even further, featuring a state-of-the-art Cineplex VIP movie theatre, the Brookfield Residential YMCA, and additional retail hubs. With quick access to major

roadways for a smooth commute, this townhouse offers a premium lifestyle in one of Calgary’s premier lakeside communities.