



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

721 Auburn Bay Square SE
Calgary, Alberta

MLS # A2329688



\$424,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home		

Inclusions: N/A

Rare End Unit with "Central Air Conditioning", "Double Attached Garage" & "Two Primary Suites"! Gleaming hardwood floors adorn the main level of this "open concept" floor plan! The corner unit affords many extra windows and such privacy! Enjoy the open living area, perfectly sized for entertaining. Brand New Carpet on stairway (rest of home has hardwood floors/tile bathrooms). The gourmet kitchen has stylish stainless steel appliances, granite counters and an oversized granite island. A breakfast nook is perfect for morning coffee. The dining room space easily accommodates a large gathering. Two generous primary bedrooms, each with its own private 4-piece ensuite with granite countertops, plus walk in closets with built-in drawers/organizers, are featured on the upper level, in addition to a loft office/den area. The lower level has a spacious laundry area and space to develop a home gym, playroom, den or private office area. Adjacent access to the double attached garage! A beautifully treed courtyard pathway welcomes guests to your private front patio—an ideal space for relaxing or summer BBQs. Located in the desirable lake community, this exceptional end unit combines comfort, style, and functionality. Opportunities like this are rare—don't miss your chance to enjoy the lake lifestyle!