



GRASSROOTS
REALTY GROUP

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1410, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2333523



\$450,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

MOUNTAIN VIEWS | DOUBLE PRIMARY | DOUBLE ENSUITE | 2.5 BATH | LAKE ACCESS | DOUBLE ATTACHED GARAGE |
Welcome to this beautifully designed home in the sought after lake community of Auburn Bay, offering breathtaking mountain views, a double attached garage, and a rare layout featuring two primary bedrooms - each complete with its own private ensuite. Perfectly suited for professionals, roommates, guests, or multi generational living, the upper level offers exceptional flexibility and comfort. The bright and functional main floor is filled with natural light and designed for everyday living and entertaining alike. A standout feature of this property is the lower level flex room, offering additional living space with large windows and natural light thanks to its non below grade design - ideal for a home office, gym, media room, or guest retreat. Enjoy all the benefits of Auburn Bay living, including year round lake access, parks, pathways, schools, shopping, restaurants, and easy access to major routes. Whether you're enjoying the mountain views or relaxing in one of Calgary's premier lake communities, this home offers lifestyle and functionality in equal measure.