



10 Auburn Bay Avenue Calgary Alberta

\$439,900

Spacious, bright and beautiful home in highly desired family-oriented Auburn Bay! Priced to quick sell! MOVE IN READY! QUICK POSSESSION! AWARD-WINNING COMPLEX BY JAYMAN! This CORNER UNIT features both NW and SW windows, offering over 1,800 sq. ft. of living space. It includes 3 bedrooms, 3 FULL bathrooms, a living room, and 2 family rooms. Enjoy upgraded kitchen, a raised eating bar, stainless steel appliances, and dark maple hardwood floors. The master suite boasts a beautifully upgraded 4-piece en suite with an extra window and a walk-in closet. The spacious top-floor loft has large windows that showcase stunning views and includes the third bedroom. The fully finished basement, professionally developed by Jayman, features a full bath, storage, and a second family room. Sandstone top down/bottom up cellular shades throughout the house for your energy saving on heating and cooling cost, and offer you versatility in light and privacy control. Build-in Humidifier and Humidifier Control for whole house. Gas BBQ line in the private front yard for your summer enjoyment. Located in a prime area overlooking the courtyard, this home offers four-season full lake access to Calgary's second-largest lake community, boating, fishing, beach activities, basketball, tennis, skating, a community center, and much more. Thoughtful and dedicated property management, condo fee is reduced by 11.81% to \$299 starting November 1st! Bus stop just steps away, school, park and playground across the street, ONLY 5 min driving to Save-on-Foods grocery store, Shopper Drugs Mart, Banks, YMCA, South Health Campus (new hospital), and Seton Urban District where the major shopping centre is located. Easy access to Stoney Trail and Deerfoot Trail. Experience the inspiration, relaxation, and sense of belonging that you will find in a cottage lifestyle with all the conveniences of city living in this lak...

Bonus Room 14.42 Ft x 7.75 Ft

Bedroom 9.00 Ft x 10.75 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Family room 19.75 Ft x 10.92 Ft

Furnace 12.92 Ft x 7.00 Ft

Other 5.08 Ft x 4.42 Ft

Dining room 8.83 Ft x 9.17 Ft

Living room 15.33 Ft x 14.00 Ft

Primary Bedroom 10.17 Ft x 12.75 Ft

4pc Bathroom 4.92 Ft x 10.08 Ft

Bedroom 9.75 Ft x 9.92 Ft

4pc Bathroom 8.17 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Grand Realty



See

Mirror

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Kitchen 13.50 Ft x 8.92 Ft