



# 112 Auburn Bay Common Calgary Alberta

\$425,000

Fantastic Opportunity in Mosaic Montage! The perfect blend of comfort and convenience in this stunning 2-storey, 2-bedroom, 2.5-bath unit located near the new South Hospital Campus. This home boasts numerous upgrades, including Samsung stainless steel appliances, hardwood and ceramic tile floors, Hunter Douglas blinds, granite countertops, pot drawers, upgraded faucets, a garburator, modern cabinet hardware, a glass tile kitchen backsplash, and stylish bathroom tiles. The master ensuite features a luxurious 34" shower, and there's a gas BBQ line on the southwest-facing patio. The open-concept main floor is bathed in natural light, highlighting the dark hardwood floors that beautifully contrast with the contemporary white cabinets and open staircase. The spacious master bedroom includes a 3-piece ensuite with an oversized shower, while the second bedroom and full bath provide ample space for children, guests, or a roommate. Enjoy the convenience of upstairs laundry and a double tandem garage with storage and mechanical space downstairs. Relax or entertain on the patio, perfect for BBQs or unwinding with a good book. Auburn Bay offers a vibrant community with a lake, pathways, shopping, and easy access to the new hospital. Don't miss out on this incredible home! (id:6769)

3pc Bathroom 7.08 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 7.25 Ft

Bedroom 8.83 Ft x 12.33 Ft

Primary Bedroom 13.17 Ft x 34.25 Ft

Furnace 3.83 Ft x 6.08 Ft

2pc Bathroom 5.17 Ft x 4.67 Ft

Foyer 4.25 Ft x 5.50 Ft

Kitchen 13.00 Ft x 11.67 Ft

Living room 13.08 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.rayriley.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)