



# 127 Auburn Bay Common Calgary Alberta

\$475,000

Seize the opportunity to own a stunning townhome in the highly desirable Auburn Bay community! This charming unit features a private patio and a scenic green space walking path right out front. Upon entering, you'll be greeted by abundant natural light streaming through large windows. The kitchen is equipped with granite countertops and a convenient breakfast bar. The main level boasts beautiful hardwood floors that add warmth and character to the space, leading to a spacious living room with its own balcony. Upstairs, you'll find two master bedrooms, each with walk-in closets and spacious en-suites, as well as a convenient laundry area. The home includes several recent upgrades: a new refrigerator (2023) and washer/dryer (2023), a brand-new window unit AC, and freshly cleaned ducts (2024). Additional features include a double car garage. Just a short walk from the beautiful lake and numerous nearby amenities, this townhome offers everything you need and more. (id:6769)

Furnace 12.67 Ft x 17.17 Ft  
Living room 12.92 Ft x 13.75 Ft  
Dining room 6.33 Ft x 10.83 Ft  
2pc Bathroom 6.75 Ft x 3.00 Ft  
Kitchen 11.75 Ft x 10.42 Ft  
Bedroom 13.25 Ft x 10.33 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft  
Other 4.67 Ft x 6.42 Ft  
Laundry room 3.00 Ft x 6.42 Ft  
Primary Bedroom 11.17 Ft x 13.75 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Other 5.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group



See

**Mirror**

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

Phone: 403-969-0267  
arobinson@cirrealty.ca