



# 1406 Auburn Bay Square Calgary Alberta

\$478,900

Wow, what a home! This incredible opportunity puts you in the sought-after Auburn Bay Lake community just in time for summer! This is the home you've been waiting for--a combination of premium location, excellent layout, and beautiful finishes unlike anything else in the area. Looking for the wow factor? Stop right here! Outrageously gorgeous, this upscale Auburn Bay townhome by Brookfield will appeal to those with great taste and refined wish lists. Enjoy maintenance-free Executive Estate living in this rare 2-bedroom, 2-bathroom, 3-story-style townhome offering the ultimate luxurious lifestyle. Step into this meticulously crafted home and be greeted by an abundance of natural light accentuating the upgraded finishes throughout. The spacious living area boasts beautiful wood floors, and the open-concept layout seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining friends and family. The kitchen is a chef's dream with modern appliances, ample counter space with upgraded granite countertops, stylish full-height maple cabinetry, stainless steel appliances, and access to your office/den--perfect for those work-from-home situations. Enjoy your morning coffee or host evening gatherings on the fully fenced front patio, offering a perfect setting for outdoor entertaining and evening BBQs. The primary suite is a sanctuary with its own ensuite bath plus a walk-in closet with plenty of space. The second bedroom is ample in size and perfect with sunny west views. Laundry is conveniently located across the hall for ease of use. With great exposure to the north and south, the unit enjoys abundant natural light throughout the day, creating a bright and airy atmosphere. The basement is ideal for your own gym or man cave! It leads directly to a double-attached garage, great for all your storage needs and accommodating vehicles with ease. Thi...

2pc Bathroom Measurements not available

Storage 3.30 M x 2.49 M

Living room 3.71 M x 3.94 M

Kitchen 3.63 M x 4.04 M

Dining room 2.29 M x 3.73 M

Primary Bedroom 3.35 M x 3.91 M

Bedroom 3.25 M x 3.61 M

Laundry room 1.52 M x 1.09 M

4pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



See

**Mirror**

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

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