



# 1417 Auburn Bay Circle Calgary Alberta

\$354,999

\*Open house Saturday, July 20 from 12-3 pm\* Indulge in lake living! Bright and airy, this 2-bedroom townhouse is just a short walk to the Auburn Bay beach house, your access to swimming, boating, skating and more! Step through the door into a spacious living room, perfect for entertaining as it flows directly into the kitchen. With ample storage, sleek cabinetry and island counter, this kitchen is built for daily living. Primary bedroom offers a private 4-piece ensuite and walk-in closet. A second large bedroom with ample closet space is just down the hall. Stacked hallway laundry, 4 piece bathroom and storage room round out this home. Enjoy summer sun on your south facing patio, with gas hookup. With easy access to South Health Campus, schools, Seton YMCA, shopping and transit, this is a prime location not to be missed! (id:6769)

Primary Bedroom 13.58 Ft x 12.08 Ft

Kitchen 13.08 Ft x 12.42 Ft

Dining room 14.42 Ft x 9.67 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Furnace 7.58 Ft x 6.42 Ft

Bedroom 11.58 Ft x 11.33 Ft

Living room 15.17 Ft x 13.00 Ft

Laundry room 3.50 Ft x 3.33 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Other 6.08 Ft x 3.75 Ft

Listing Presented By:



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eXp Realty

<http://www.chhabra.ca/>



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**Mirror**

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