



# 10 Auburn Bay Avenue Calgary Alberta

\$429,900

This three-level town home in Auburn Bay boasts more than 1,800 square feet of versatile living space. The open-concept main floor features 9' ceilings, a large living room, new kitchen counters with breakfast bar seating, stainless steel appliances and the convenience of an alcove office. The large south-facing windows allow in an abundance of natural light, creating a warm, inviting ambience. Upstairs features a spacious primary bedroom with walk-in closet and sparkling clean 4-piece ensuite. A second bedroom and an additional 4-piece main bathroom complete the level. There's even more room in the huge third floor loft - it's the perfect, quiet environment for a home office, a kids play area, hobby room, guest room or entertainment area. There's also an open recreation room in the partially finished basement that includes a wet bar and 2-piece bath. The rest awaits your personal touch with much of the framing, drywall, and electrical already completed. Outside, the south facing patio faces the central courtyard and is a great place to relax, soak up the sun or enjoy a barbecue. Conveniently located near area schools, parks, shopping, restaurants and entertainment, this town home also includes access to popular Auburn Bay Lake which offers year-round activities. Make this your new home and enjoy all that Auburn Bay has to offer! Watch the video tour and schedule your in-person visit to make this beautiful town home yours! (id:6769)

Primary Bedroom 10.25 Ft x 12.75 Ft  
Bedroom 9.75 Ft x 9.83 Ft  
4pc Bathroom 4.92 Ft x 10.08 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
Loft 17.17 Ft x 21.25 Ft

Recreational, Games room 20.33 Ft x 16.83 Ft  
2pc Bathroom 5.25 Ft x 5.00 Ft  
Living room 16.92 Ft x 14.08 Ft  
Kitchen 16.92 Ft x 8.92 Ft  
Office 4.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://waynelson.royalpage.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca