



# 111 Auburn Bay Street Calgary Alberta

\$425,000

Welcome to Your Dream Home in Auburn Bay! Discover the perfect blend of comfort, convenience, and community in this stunning townhouse located in the sought-after lake community of Auburn Bay. Boasting low condo fees and offering over 1,200 sqft of stylish living space, this home has been thoughtfully updated with brand-new carpet and fresh paint throughout, making it move-in ready for its next owners. Step inside to find a bright, open-concept main floor with a full kitchen that boasts ample cabinet storage with a beautiful kitchen island and pantry, and the perfect layout for entertaining or everyday living. Upstairs, you'll find two generously sized bedrooms, each with their own private ensuite bathrooms, offering privacy and convenience. Accessible with ease, the attic offers nearly 200 square feet of additional storage space for all your larger belongings. Step outside and unwind in your own private yard space, perfect for enjoying sunny days or hosting outdoor gatherings with friends and family. Living in Auburn Bay means more than just owning a beautiful home - it means becoming part of a vibrant community with incredible amenities. Enjoy year-round access to this exclusive, 43-acre freshwater lake with a private beach, swimming, fishing, and paddling in the summer, and skating and hockey in the winter. Minutes away, you'll find the Seton Campus with world-class shopping, restaurants, the South Health Campus Hospital, and the Cineplex Theater. Auburn Bay offers playgrounds, parks, schools, and community programs for all ages with quick access to major roadways like Deerfoot and Stoney Trail makes commuting a breeze. This home is ideal for first-time buyers, young professionals, or downsizers looking for a low-maintenance lifestyle in one of Calgary's most desirable communities. Don't miss the opportunity to live the Auburn Bay lifestyle! Contact me today for...

Primary Bedroom 15.83 Ft x 14.08 Ft

Bedroom 12.33 Ft x 14.08 Ft

4pc Bathroom 7.92 Ft x 5.50 Ft

3pc Bathroom 5.75 Ft x 7.00 Ft

Foyer 5.00 Ft x 4.08 Ft

Living room 12.92 Ft x 11.00 Ft

Dining room 11.92 Ft x 10.50 Ft

Kitchen 13.67 Ft x 10.33 Ft

Furnace 6.25 Ft x 5.83 Ft

2pc Bathroom 7.00 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca