



## 10 Auburn Bay Avenue Calgary Alberta

\$445,000

Assumable 1.64% Mortgage for approximately 1 1/2 years remaining on term. Discover unbeatable value in this 4-level family townhome nestled in the heart of lake community of Auburn Bay! Main floor: Open-concept living space featuring a spacious living room, dining area and cozy den ideal for a home office or study nook, sleek kitchen with stainless steel appliances, ample cabinetry, and generous countertop space. 2nd Floor: master bedroom with an en-suite, walk-in closet, plus a second spacious bedroom and 4-pc bath. 3rd floor: A versatile third bedroom with a loft—perfect for guests, hobbies, or bonus room! Exciting fully developed Basement with built-in shelves for storage, laundry room, and a half bathroom combines practicality with modern design. Enjoy your private patio complete with a BBQ gas line, just steps from your assigned parking stall. Unbeatable Community Perks: Located in the Chesapeake complex, you'll be walking distance to: Schools, playgrounds, and public transport., Three prime shopping destinations: Seton, Mahogany, and Auburn Landing. And the best part? Access to Auburn Bay's private lake and beach! Whether it's summer water sports, tennis, or winter skating and sledding, this vibrant community offers year-round fun for the whole family. This is the lifestyle you've been waiting for! schedule your showing today and make this stunning townhome yours. (id:6769)

3pc Bathroom 10.17 Ft x 4.92 Ft

Primary Bedroom 12.75 Ft x 10.17 Ft

Other 4.42 Ft x 4.75 Ft

Bedroom 9.83 Ft x 9.75 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bonus Room 13.42 Ft x 9.08 Ft

Bedroom 9.00 Ft x 11.83 Ft

Recreational, Games room 20.33 Ft x 10.92 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Laundry room 11.50 Ft x 13.42 Ft

Other 4.42 Ft x 5.17 Ft

Living room 15.17 Ft x 13.83 Ft

Kitchen 9.17 Ft x 13.33 Ft

Dining room 8.67 Ft x 9.25 Ft

Other 4.75 Ft x 4.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca