



## 10 Auburn Bay Avenue Calgary Alberta

\$399,999

Welcome to easy lake-life living in Auburn Bay! Perfect for First-time home buyers wanting an affordable way into a lake community or Investors looking for a highly rentable, low-maintenance property in a high-demand SE location. This bright and inviting 2-bed, 2-bath townhome offers three levels of stylish, low-maintenance space just a short walk from the lake. You'll love the open main floor with 9 ft ceilings, a spacious living room flooded with natural light, and a kitchen that's perfect for hanging out with friends--complete with a raised eating bar, stainless steel appliances, tons of cabinets, and extra built-in cabinetry for even more storage. Step outside to your sunny south-facing patio overlooking a green space and enjoy morning coffee or evening drinks in peace. Upstairs, the primary bedroom features a walk-in closet and 4-piece ensuite, plus there's a good-sized second bedroom and another full bathroom. Head up one more level to the huge loft/bonus room--an awesome flex space for a home office, gym, playroom, media room, or even a potential third bedroom. The partially finished lower level gives you extra living space or can be used as a third bedroom as well! You'll never fight for parking with TWO titled stalls included. As a resident of Auburn Bay, you get year-round lake access for swimming, paddleboarding, skating, tennis, and more--hello, lake lifestyle! With schools, parks, pathways, dog park, and major shopping/dining in Seton, Mahogany Village, and Auburn Station just minutes away, this is a fantastic spot to live or rent out. (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft

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Bedroom 9.75 Ft x 9.92 Ft

Primary Bedroom 10.17 Ft x 12.67 Ft

Loft 16.92 Ft x 23.25 Ft

2pc Bathroom 8.42 Ft x 5.00 Ft

Family room 20.25 Ft x 12.17 Ft

Furnace 13.67 Ft x 11.33 Ft

Dining room 16.83 Ft x 4.83 Ft

Kitchen 16.83 Ft x 8.92 Ft

Living room 15.17 Ft x 9.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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