



125 Auburn Bay Common Calgary Alberta

\$408,000

Welcome home! Premium quartz finishes, a double garage and Auburn Bay's lake lifestyle come together in this beautifully maintained, recently upgraded townhome. With low condo fees, a spacious front patio and a location close to the lake, this move-in-ready home offers plenty to love both inside and out. Large windows bring abundant natural light into the open-concept main floor, where engineered wood flooring adds warmth and style. The kitchen features premium quartz countertops, stainless steel appliances and a new stove, opening to a spacious living area that keeps you connected with guests while entertaining. A convenient powder room completes the main level. Upstairs, two bedrooms and two full bathrooms offer comfortable space to recharge, with matching premium quartz countertops bringing a cohesive finish to both bathrooms. The upper floor laundry, featuring a new washer and dryer puts everyday convenience right where you need it. An upgraded tankless hot water system and double garage round out the features that make this home as practical as it is inviting. Pride of ownership is evident throughout this exceptionally clean, smoke-free and pet-free home. Pets are welcome in the complex, subject to approval. Outside, your generous front patio is ready for morning coffee, a good book or a relaxing evening. Life in Auburn Bay extends well beyond your front door. Spend summer days swimming, kayaking, paddleboarding or fishing at the community's private 43-acre lake, then embrace winter with skating and hockey. Explore the extensive pathways, parks and green spaces. Schools, the South Health Campus, grocery stores, restaurants, a Cineplex movie theatre, library and the world's largest YMCA are all nearby. Beautifully cared for. Thoughtfully upgraded. Ready to enjoy. Book your private showing and make your next move to Auburn Bay! (id:6769)

Kitchen 11.17 Ft x 8.58 Ft

Living room 13.08 Ft x 11.67 Ft

Dining room 11.33 Ft x 4.50 Ft

2pc Bathroom 5.17 Ft x 4.75 Ft

Foyer 4.33 Ft x 3.67 Ft

Primary Bedroom 13.17 Ft x 9.08 Ft

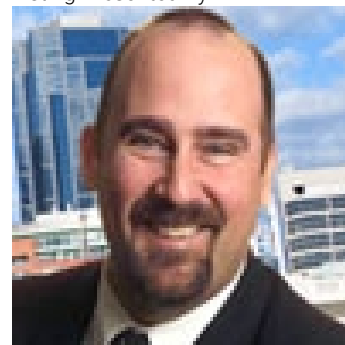
4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 12.50 Ft x 8.92 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Laundry room 3.58 Ft x 3.42 Ft

Listing Presented By:



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