

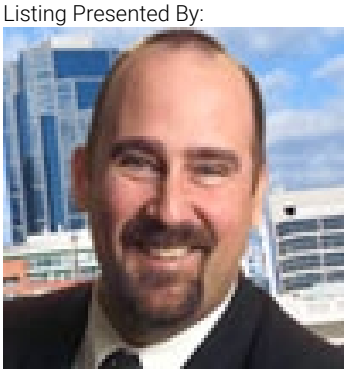
26 Auburn Bay Common Calgary Alberta

$349,000

Welcome to this bright and beautiful 2-bedroom, 2.5-bathroom townhome in the sought-after lake community of Auburn Bay. Offering an exceptional layout, two parking stalls, and an abundance of natural light, this home is the perfect blend of style and functionality.The open-concept main floor is designed for modern living, featuring bright white quartz countertops, durable cork flooring, and expansive south-facing windows that flood the space with sunlight throughout the day. The seamless flow between the kitchen, dining, and living areas creates an inviting atmosphere for entertaining and everyday living. Step out onto the private balcony off the dining area, the perfect spot for summer BBQs or relaxing in the sunshine.Upstairs, you'll find two spacious bedrooms, each complete with its own walk-in closet and private ensuite bathroom, offering comfort and privacy. A generous flex space on the upper level provides the ideal setup for a home office, reading nook, or workout area. The primary suite also features its own private balcony, creating the perfect retreat to enjoy your morning coffee.Additional highlights include two parking stalls -- one secure underground stall and one titled surface stall conveniently located directly outside your front door, plus a secure underground storage locker for all your seasonal gear and extra belongings.Enjoy the ease of low-maintenance living with condo fees that include heat, water, and sewer. Owners are only responsible for electricity. Perfectly positioned in Auburn Bay, this home offers an unbeatable lifestyle with access to the community's private lake, extensive pathways, parks, and excellent schools. Just minutes away, you'll find the amenities of Seton, including the South Health Campus, YMCA and Calgary Public Library, along with a growing selection of shops, restaurants, and entertainment. (id:6769)

4pc Bathroom 5.00 Ft x 10.58 Ft
4pc Bathroom 5.00 Ft x 7.25 Ft
Bedroom 9.25 Ft x 11.33 Ft
Primary Bedroom 9.33 Ft x 15.08 Ft
Office 13.17 Ft x 9.33 Ft
2pc Bathroom 4.92 Ft x 5.83 Ft
Dining room 7.58 Ft x 11.33 Ft
Kitchen 14.92 Ft x 10.58 Ft
Living room 15.33 Ft x 21.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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