

## 518 Auburn Bay Circle SE Calgary, Alberta

**MLS # A2256314**



# \$334,900

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay            |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Townhouse-Stacked     |               |                   |
| <b>Size:</b>     | 1,168 sq.ft.          | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Parking Pad |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac            |               |                   |

|                    |                                                          |                   |        |
|--------------------|----------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                          | <b>Condo Fee:</b> | \$ 188 |
| <b>Basement:</b>   | None                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                               | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

Welcome to the beautiful, award winning lake community of Auburn Bay! This bright and spacious 2-bedroom, 2-bathroom bungalow style townhome is just a short walk to AUBURN BAY LAKE, beach house, parks, schools, and countless amenities, including SOUTH HEALTH CAMPUS, SETON YMCA, shopping, and transit. This unique GARDEN-LEVEL UNIT features an open-concept layout with luxury vinyl plank flooring throughout the living room, kitchen, dining room, and both bathrooms. The modern kitchen includes quartz countertops, stainless steel appliances, lots of cabinet space and a large center island-perfect for entertaining. In-floor heating provides year-round comfort. The master bedroom has it's own 4 pc ensuite, while the second bedroom is conveniently tucked away at the other end of the home and next to it's own 4 pc bath—ideal for family or guests. Additional features include in-suite laundry, storage room, and a private front patio with a gas line for your bbq. You are assigned one parking stall in front of your unit but you also have ample free parking literally around the corner. Enjoy the freer life style of maintenance free living in the vibrant lake community of Auburn Bay!.