

707 Auburn Bay Square SE
Calgary, Alberta

MLS # A2163330



\$499,900

Division:	Auburn Bay		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door Remote		

Desirable Auburn Bay With Lake Access! Beautiful 2 storey townhouse with 1222+ sq. ft. open concept on main. Spacious living room with dining. Storage. Kitchen has quartz counter tops, ceiling height cabinets, pantry, large sit down island, stainless steel appliances and sliding doors to West facing balcony. 2 pce. bathroom. Upstairs there are 2 good sized bedrooms each with their own 4 pce. en-suite bathrooms and walk-in closets. Flex area for office or sitting area. Laundry with stackable washer/dryer. NEW Luxury Vinyl Plank flooring, NEW carpets and freshly painted. Lower level has a double attached garage and an unfinished space which can be used for additional storage. East facing gated front patio for morning coffee or entertaining. Mosaic Lakeside is a well maintained complex with easy access to all amenities including walking distance to South Health Campus Hospital. Close to shopping, schools, parks and lake. Just minutes to Deerfoot and Stoney Trail. Why not live the Auburn Bay Lifestyle!!!