

604, 10 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2167044



\$503,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,400 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 398

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-2M

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), High Ceilings, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: garage shelving, shelves in basement, two over-johns

Welcome to Auburn Bay, one of Calgary's premier lake communities! This upgraded, beautiful THREE bedroom, picture perfect townhome in the desirable Chesapeake complex offers a DOUBLE ATTACHED GARAGE, is MOVE IN ready and is a MUST SEE! Situated away from the busy roads it offers a private and serene location. The home features an open main floor layout with spacious living and dining room, 9' ceilings, hardwood flooring, Hunter Douglas window coverings throughout, upgraded kitchen with sleek quartz counters, extra height cabinets for extra storage, under-cabinet lighting, stainless steel appliances (including new fridge in 2020 and dishwasher in 2024), balcony for cozy coffee breaks located just off the dining room, 2 pc bath and pantry complete the main floor. Upstairs you'll find a roomy primary bedroom with 3 pc ensuite bath and walk in closet, 2 great sized additional bedrooms and 4 pc main bath. Lower level is finished with oversized windows making for a great home office/den/rec room space. Enjoy the additional parking spaces for 2 more vehicles on the parking pad in front of the garage. Additional updates include new furnace (2021), humidifier (2021), hot water tank (2019). Come home to Auburn Bay, where residents enjoy numerous parks and playgrounds throughout the community along with access to Auburn Bay Lake, a four-season lake (private to Auburn Bay residents and their guests) with swimming, skating, kayaking/canoeing, fishing and a well-maintained beach area. Auburn House is home to a full-size gymnasium, well equipped banquet rooms, multipurpose room along with registered programs (volleyball, badminton, pickleball, tennis, etc). Great area schools are just around the corner plus superb local shops and services are yours to discover. Call to view today!