

1311 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2167201



\$414,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

This is an incredible opportunity to own a beautifully designed home in the vibrant community of Auburn Bay. Whether you're stepping into homeownership for the first time, are a seasoned pro taking the next step, or a savvy Investor looking to expand your portfolio, ZEN offers a perfect blend of modern living and sustainable features. Built by Avalon Master Builder, this home incorporates energy-efficient products and earth-friendly building materials for a better future. This 2 bedroom townhouse is an incredible place to call home, beginning at the threshold, you will discover a wide open main level floor plan, with spacious living and dining areas that are made bright and airy by large windows bringing in an abundance of natural light. Leading you to the heart of the home, where culinary adventures take place. The modern and stylish kitchen offers a large centre island and breakfast bar, granite countertops, ceiling height modern flat front cabinetry and black appliances. The private back yard offers a concrete patio perfect for a BBQ, complete with natural gas line, and space to perfectly place a patio table for al fresco dining under the starry summer sky. Retire upstairs to discover 2nd floor laundry and 2 expansive primary suites both complete with their own modern ensuite bath and plenty of closet space. Also find access to the attic space, which is perfect for extra storage and stay cool in the summer with Central A/C! This well maintained, soundly managed and peaceful complex is within walking distance to Auburn Bay Lake for swimming, fishing and boating; tennis/pickleball courts; disc golf; a Gymnasium and numerous courses and classes; public transit; the movie theatre; a YMCA; grocery stores; and the South Health Campus; as well as close to Stoney and Deerfoot Trail for a quick commute throughout the city.