

**411 Auburn Bay Circle SE  
Calgary, Alberta**

**MLS # A2239256**



**\$444,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 296
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

This beautifully designed, modern townhouse is nestled in the vibrant, lake-side community of Auburn Bay. You'll fall in love the moment you enter the living room with its soaring 14-foot ceilings and sun-drenched south-facing windows that fill the room with natural light. Step outside to your private, low-maintenance backyard, finished with artificial turf. The kitchen is bright, open, and functional with sleek black appliances and tons of counter space. Whether you're cooking a quiet dinner or hosting a gathering, it's a space designed to keep everything at your fingertips. Just around the corner is a convenient half-bath and a walk-in pantry (hello, organization goals!). Upstairs, you'll find not one, but two spacious primary bedrooms, each with generous walk-in closets and their own private four-piece ensuites. Laundry day is a breeze thanks to a full-size washer and dryer set (just 2 years old), tucked upstairs with custom shelving for extra storage. And with a hot water tank that's also only 2 years old, you'll have peace of mind knowing major mechanicals are up to date. You'll love the comfort of central A/C (installed in 2020) keeping your home cool all summer long. And with direct access from your single attached garage, you'll never have to step out into the cold again. The undeveloped basement offers flexible space for whatever you need. Home gym, office, or seasonal storage. Living here means embracing the Auburn Bay lifestyle: year-round lake access and great walking paths (yes, it's dog-friendly!) The condo board is favorable with most breeds and sizes. You're just minutes from the South Health Campus and Seton shopping and dining. Come take a look and imagine yourself living lakeside in Auburn Bay. You deserve it.