

719 Auburn Bay Square SE
Calgary, Alberta

MLS # A2221947



\$474,900

Heating: Central

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Other

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan

Division: Auburn Bay

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,208 sq.ft. **Age:** 2011 (14 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: Few Trees, Front Yard

Water: -

Sewer: -

Condo Fee: \$ 324

LLD: -

Zoning: M-X1

Utilities: -

Inclusions: N/A

Welcome to 719 Auburn Bay Square SE, a stylish and low-maintenance 2-storey townhouse ideally located in one of Calgary's most sought-after lake communities. This beautifully appointed home combines thoughtful design, contemporary finishes, and an unbeatable location near the amenities of the Urban District. Step into a bright and open-concept main floor where rich hardwood flooring flows throughout a spacious living and dining area. The gourmet kitchen features sleek stainless steel appliances, dark cabinetry, quartz countertops, a tile backsplash, and a large island perfect for entertaining. Sliding doors off the kitchen lead to a sunny glass-railed balcony, perfect for relaxing. Upstairs, you'll find two generously sized bedrooms, each offering a private 3-piece ensuite and walk-in closet. The upper-level laundry adds to the convenience of everyday living. The full basement remains undeveloped and offers generous storage space with direct access to the double attached garage. Residents enjoy exclusive access to a 43 acre freshwater lake and a 13 acre private beach, A year round clubhouse, Extensive Pathways & Green Spaces and Steps away from the South Health Campus Hospital.