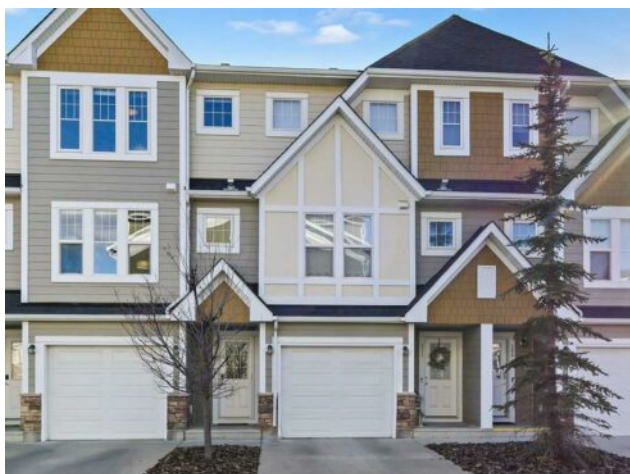


313 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2269634



\$464,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,466 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 343

LLD: -

Zoning: M-1

Utilities: -

Inclusions: Built in speakers ("as-is"), TV wall mounts (2)

This stylish townhouse offers a bright and functional 4 level split layout with 2 primary bedrooms, each featuring a walk-in closet and private ensuite. The home includes an attached single car garage, extra driveway parking, and a rare fully fenced south facing backyard. Perfect for pets, entertaining, or relaxing outdoors. The main floor features a spacious living room with vaulted ceilings, and direct access to the backyard. The modern kitchen offers a breakfast bar for two, ample cabinet space, and a generous dining area, complemented by a convenient 2-piece powder room. Upstairs, both bedrooms are large enough to accommodate a desk or dresser, or a cozy corner to retreat at the end of the day. The fully developed lower level provides additional living space. A great space for a rec room, home gym, or home office, complete with a 2-piece bath and linen closet. Additional highlights include central A/C (installed 2021), a deck with gas line, and a quiet location within the highly sought-after, lake-access community of Auburn Bay. Enjoy all the amenities this neighbourhood offers, including year-round HOA activities, the beach and lake, nearby schools, South Health Campus, YMCA, restaurants, shopping, parks, and easy access to Stoney Trail and Deerfoot/QE II. Modern comfort, low-maintenance living, and resort-style amenities. This home truly has it all!