



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**707 AUBURN BAY Square, Calgary T3M 0Y6**

MLS®#: **A2163330** Area: **Auburn Bay** Listing **09/16/24** List Price: **\$484,900**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 16-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Front Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Insulated**

Finished Floor Area

Abv Sqft: **1,222**  
 Low Sqft:  
 Ttl Sqft: **1,222**

DOM

**66**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`11" x 4`0"
Dining Room	Main	8`8" x 7`5"
Storage	Main	4`10" x 3`0"
Bedroom	Upper	11`4" x 11`4"
Furnace/Utility Room	Lower	13`9" x 12`6"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Living Room	Main	12`3" x 10`4"
Kitchen	Main	10`6" x 8`8"
Bedroom - Primary	Upper	11`11" x 9`5"
Flex Space	Upper	6`1" x 3`7"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

Legal/Tax/Financial

Condo Fee:  
**\$324**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-X1**

Legal Desc: **1311236**

Remarks

Pub Rmks: **Desirable Auburn Bay With Lake Access! Beautiful 2 storey townhouse with 1222+ sq. ft. open concept on main. Spacious living room with dining. Storage. Kitchen has quartz counter tops, ceiling height cabinets, pantry, large sit down island, stainless steel appliances and sliding doors to West facing balcony. 2 pce. bathroom. Upstairs there are 2 good sized bedrooms each with their own 4 pce. en-suite bathrooms and walk-in closets. Flex area for office or sitting area. Laundry with stackable washer/dryer. NEW Luxury Vinyl Plank flooring, NEW carpets and freshly painted. Lower level has a double attached garage and an unfinished space which can be used for additional storage. East facing gated front patio for morning coffee or entertaining. Mosaic Lakeside is a well maintained complex with easy access to all amenities including walking distance to South Health Campus Hospital. Close to shopping, schools, parks and lake. Just minutes to Deerfoot and Stoney Trail. Why not live the Auburn Bay Lifestyle!!!**

Inclusions: **Garage Door Remote**  
Property Listed By: **MaxWell Canyon Creek**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











