



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1410 AUBURN BAY Square, Calgary T3M 0Y8**

MLS®#: **A2163797**      Area: **Auburn Bay**      Listing Date: **09/12/24**      List Price: **\$500,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,229**  
 Low Sqft:  
 Ttl Sqft: **1,229**

DOM

**7**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Front Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Courtyard,Garden,Lighting**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 10`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`2" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`5" x 10`3"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$324

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc: 1211189

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SUNDAY 2PM - 4 PM\*\*\* Welcome to this stunning end-unit townhouse in the highly desirable lake community of Auburn Bay! Enjoy lake access, beautiful parks, and the convenience of being close to schools, shopping, and all the amenities this vibrant neighborhood has to offer. This beautifully designed home boasts a unique layout with distinct living areas. Step into the bright and spacious living room with soaring high ceilings, creating an open and airy atmosphere. Extra windows flood the space with natural sunlight, making it the perfect spot for relaxation. The kitchen is a modern masterpiece, equipped with stainless steel appliances, sleek quartz countertops, and large windows that let the sun pour in. New light fixtures in both the kitchen and dining room enhance the contemporary feel. A convenient half bath rounds out the main floor. Upstairs, you'll find dual primary bedrooms, each offering generous space, walk-in closets, and their own private ensuites. This smart design provides ultimate comfort and privacy for both bedrooms. Don't miss the opportunity to call this gem in Auburn Bay home - where lifestyle meets luxury!**

Inclusions: N/A  
Property Listed By: eXp Realty

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







