

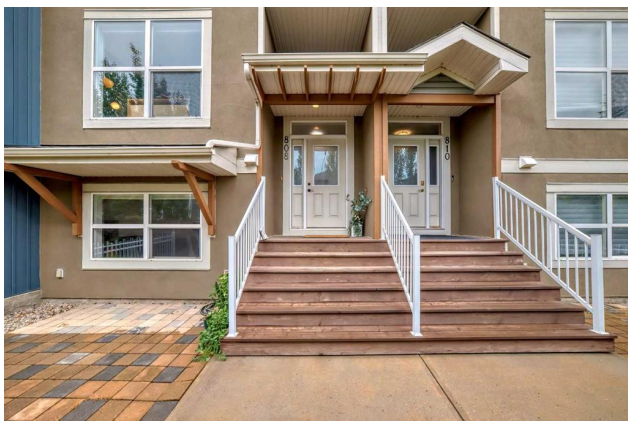


THE
A-TEAM

**RE/MAX
FIRST**

10 AUBURN BAY Avenue #808, Calgary T3M 0P8

MLS®#: **A2165212** Area: **Auburn Bay** Listing Date: **09/12/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **1,388 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,440**
 Low Sqft:
 Ttl Sqft: **1,440**

DOM

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

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 12`2"	Pantry	Main	4`9" x 2`4"
2pc Bathroom	Main	5`7" x 4`9"	Kitchen With Eating Area	Main	12`10" x 9`0"
Dining Room	Main	9`11" x 12`0"	Balcony	Main	6`7" x 9`2"
Walk-In Closet	Second	5`8" x 6`11"	Bedroom - Primary	Second	12`0" x 15`1"
4pc Ensuite bath	Second	8`1" x 6`10"	Bedroom	Second	14`7" x 12`3"
3pc Ensuite bath	Second	8`1" x 4`11"	Walk-In Closet	Second	6`7" x 4`11"
Laundry	Second	6`5" x 3`11"	Entrance	Main	6`8" x 5`4"

**Mud Room
Flex Space**

**Basement
Basement**

**10`0" x 3`6"
12`2" x 9`9"**

Furnace/Utility Room

Basement

6`11" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2M

Legal Desc: **1111241**

Remarks

Pub Rmks: **Welcome to Chesapeake in highly desired community of Auburn Bay! This bright and spacious townhome is a perfect property for anybody looking for this great lake community to call their own. With over 1700 square feet of developed space, this bright and spacious property is ideally located by walking paths, schools and green spaces. Featuring 2 LARGE bedrooms with a walk-in closet an ensuite each, it is ideal for a wide range of buyers from young families to investors. The open concept living room brings together this remarkable floorplan to really make it shine. The double attached garage is spacious and will accommodate two large vehicles. Plenty of windows make the light pour in and create the atmosphere of warmth and welcoming elegance. The home features hardwood flooring throughout the main level, a large kitchen with ample storage, a pantry and stainless-steel appliances. From the kitchen you can access a spacious balcony overlooking the courtyard for those sunny days or a barbeque. Laundry room is conveniently located on the upper floor - no more hauling laundry from the basement! The developed lower level, allows for an office, a hobby room, or anything else you desire! Enjoy the beautiful neighbourhood year round with lake access, off-leash dog park and numerous amenities Auburn Bay is known for! Book your showing today!**

Inclusions:
Property Listed By: **N/A
RE/MAX iRealty Innovations**

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









