

**319, 10 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2215734



\$490,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,325 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home		

Inclusions: BLINDS

Welcome to this beautiful 3-bedroom, 3-full-bathroom townhome nestled in a vibrant lake community! This spacious home features a fully finished basement, adding 400 sqft, perfect for a recreation room, home office, or guest suite. Enjoy the outdoors with a patio—ideal for entertaining or relaxing. Cute little courtyard for hanging out in the summer, Title Parking Stall and lots of Visitor Parking nearby! Located within walking distance to the local school and exclusive beach club, this home combines comfort, convenience, and a true lifestyle experience perfect for a large family. Whether you're hosting guests or enjoying a peaceful evening by the lake, this home has it all!