

**1004 Auburn Bay Square SE**  
**Calgary, Alberta**

**MLS # A2229224**



**\$359,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Fruit Trees/Shrub(s), Low Maintenance La		
<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Granite Counters, Jetted Tub, Pantry, Walk-In Closet(s)

**Inclusions:** None

Discover this fantastic 2-bedroom END unit in the desirable lake community of Auburn Bay. Welcome home to 1004 Auburn Bay Square SE in popular Mosaic Lakeside. The spacious living area is bright & open with beautiful hardwood flooring and numerous windows, filling the space with natural light. The modern kitchen features granite countertops, counter seating, stainless steel appliances, and a pantry. The primary bedroom is complete with a walk-in closet, with a generously sized second bedroom as well. A spacious 4-piece bathroom, in-suite laundry, and storage complete the space. The attached tandem garage on the lower level easily accommodates two vehicles. Additional features include your private entrance with outdoor patio space, a well-maintained complex, and low condo fees. Beyond the unit itself, the location is a major plus. Enjoy being within walking distance to South Health Campus, Seton YMCA, local amenities, schools, and pathways. Living here means lake access and easy connections to Deerfoot and Stoney Trail to get you anywhere you need to go! This is your chance to own a wonderful two-bedroom space in a lake community made for families and professionals. Don't miss out! Book your viewing today!