

816 Auburn Bay Square SE  
Calgary, Alberta

MLS # A2235347



## \$355,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 264
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Ideally situated in the heart of the complex, this property offers convenient access to visitor parking and is just steps away from the South Health Campus and a variety of commercial amenities in Seton. Nestled within the beautiful lake community of Auburn Bay, you'll enjoy year-round living with an array of recreational options, including numerous playgrounds, an off-leash dog park, walking and cycling trails, as well as two baseball fields, two large soccer fields, and two ponds. Plus, you'll have exclusive access to a full-sized community lake! Enter your secure, private attached single garage with storage, leading up to your main floor bungalow-style living space. The front west-facing upper balcony provides 77 square feet of outdoor space, perfect for summer grilling with a natural gas hookup or simply relaxing. The open-plan layout is filled with natural light, enhanced by corner windows and soaring 9-foot ceilings. The spacious lifestyle room seamlessly connects to a fully equipped kitchen featuring a complete set of stainless steel appliances, a peninsula island with quartz countertops, and extended-height cabinets. At the back of the home, you'll find a 4-piece bathroom and a full-size laundry set, and two bedrooms. Looking for more? Experience the vibrant nightlife, shopping, services, and entertainment that Seton has to offer. Call your favourite realtor for a showing today!