

\$489,900 - 88 Auburn Bay Common Se, Calgary

MLS® #A2113966

\$489,900

2 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.00 Acres

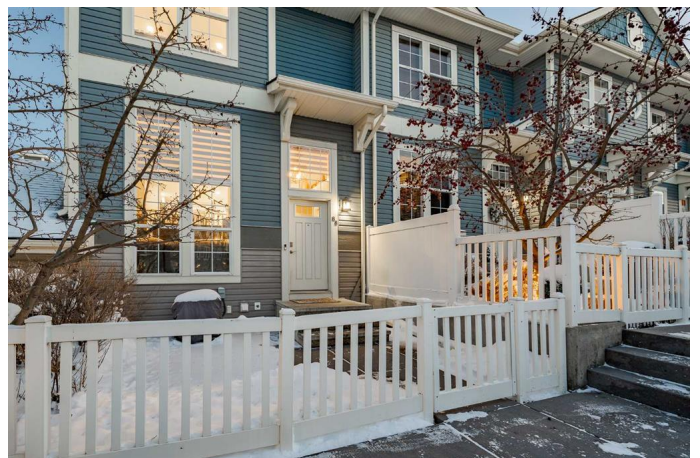
Auburn Bay, Calgary, Alberta

*****OPEN HOUSE***SATURDAY MARCH 16th 1-4PM!!!** The perfect townhome has arrived! This stunning, extensively renovated, air-conditioned end unit in the Mosaic Mirage Auburn Bay offers just over 1500 sq ft of developed living space with a double primary bedroom floor plan (both with ensuites, walk-in closets), upper-level laundry, an attached double car garage, and a gated patio.

Upon entry, youâ€™™ll be greeted by soaring ceilings, upgraded lighting, and high-end laminate flooring throughout the main and upper levels. With plenty of large windows, the open floor plan floods the space with natural light, accentuating the contemporary design. No detail has been overlooked during the meticulous renovation; the knockdown ceilings and neutral tones give a fresh, luxury atmosphere.

If you love to entertain, the dining area is expansive, and you will appreciate the upgraded kitchen offering new dark-stainless appliances, plenty of counterspace, a breakfast bar, sleek and timeless cabinetry, quartz countertops, and a built-in pantry.

Upstairs, the dual primary design with upper-level laundry is desirable. As an end unit, each primary suite is graced with extra windows, flooding the rooms with natural light; the ensuites are upgraded, featuring everything from a custom shower to modern



fixtures, while the walk-in closets complete these dual primary suites, offering the perfect blend of comfort and elegance.

The lower level is perfect for extra storage, or you have the opportunity to truly make it your own, whether it be a home gym or playroom, with the option to add a lower-level powder room. Your double attached garage is perfect for those cold days and extra storage. Plus, with a dog run in the complex, your furry friends will feel right at home. (Pet-friendly but subject to board approval)

Auburn Bay is one of Calgary’s most popular lake communities with year-round leisure opportunities and a vibrant sense of community; it is truly the perfect spot to raise a family. The prime location offers proximity to schools, playgrounds, dog parks, the South Health Campus, Seton YMCA/Library, and all the amenities available in Seton, Auburn Bay, and Mahogany. From restaurants and shopping to entertainment options, everything you need is within reach. Plus, with quick access to Deerfoot and Stoney Trail, commuting is a breeze. Don't miss out on the opportunity to make this beautiful home yours!

Built in 2008

Essential Information

MLS® #	A2113966
Price	\$489,900
Sold Price	\$489,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.00

Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	88 Auburn Bay Common Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0M4

Amenities

Amenities	Dog Run
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 9th, 2024

Days on Market	26
Zoning	M-X1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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