

\$422,500 - 1022, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2157341

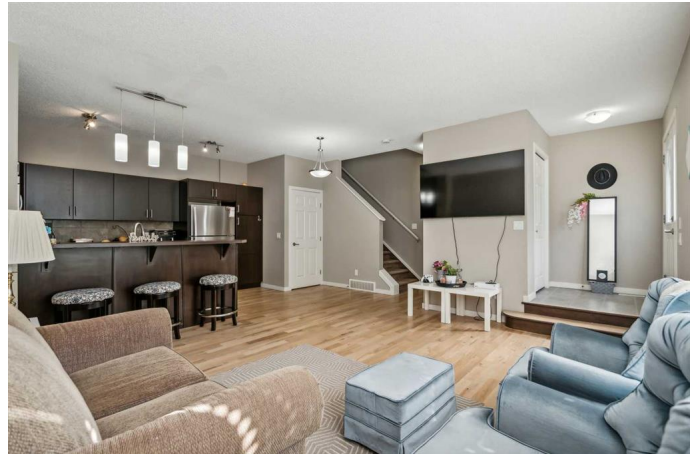
\$422,500

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Discover townhouse 1022 at Chesapeake; A modern, 3-storey home facing the green space in prime Auburn Bay. Here are 5 things we love about this home (and we're sure you will too): 1. AN AMAZING, LAKESIDE FAMILY COMMUNITY: Auburn Bay is one of Calgary's premiere lake communities offering a wide variety of housing styles from entry-level condos to estate homes with private docs. Residents enjoy numerous parks and playgrounds throughout the community along with access to Auburn Bay Lake, a four-season lake (private to Auburn Bay residents and their guests) with swimming, skating, kayaking/canoeing, fishing and a well-maintained beach area. Auburn House is home to a full-size gymnasium, well equipped banquet rooms, multipurpose room along with registered programs (volleyball, badminton, pickleball, tennis, etc). 2. ROOM TO LIVE: Townhomes are notorious for lacking space, not the case here! This 3-storey home boasts 1326 SqFt of refined and functional living space, 2 bedrooms, 2 full bathrooms and an amazing 3rd floor bonus room. The main floor great room easily accommodates your furnishings and is complemented by 9' ceilings, refinished hardwood floors and oversize picture window while the open concept kitchen is nicely equipped with stainless steel appliance package, pendant lighting, raised breakfast bar and an abundance of work/storage space. A private Southeasterly exposed patio facing the



greenspace and complete with BBQ gas line and hose bib becomes an extension of your living space in the warmer months. The second level features two, generously proportioned bedrooms, the primary complete with walk-in closet and 4-piece ensuite while the 2nd bedroom has adjacent 4-piece main bath. The 3rd floor offers space and flexibility depending on your needs/lifestyle and the unfinished basement provides 411 SqFt of potential living space with bathroom rough-in.

3. THAT 3RD FLOOR: The ultimate flex room. Whether you need a TV room, homework station, 3rd bedroom or home office space the possibilities are almost endless.

4. THE PREMIER LOCATION: Away from the roads and facing the greenspace providing a private and serene atmosphere.

5. THE COMPLEX: Chesapeake is a 169-unit townhouse development built by Jayman Homes and completed in 2010. Residents enjoy beautifully manicured ground with green space and sitting areas between rows of homes in an ideal Auburn Bay location; you're across the street from Auburn Bay school (k-5), and a 12-minute walk to Lakeshore School (6-9), a short bike ride to the lake + 3 parks/playgrounds within walking distance.

Built in 2010

Essential Information

MLS® #	A2157341
Price	\$422,500
Sold Price	\$420,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,327
Acres	0.00
Year Built	2010

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1022, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P6

Amenities

Amenities	Park, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 28th, 2024
Days on Market	14

Zoning	R-2M
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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