

# \$439,900 - 1212, 10 Auburn Bay Avenue Se, Calgary

MLS® #A2171588

**\$439,900**

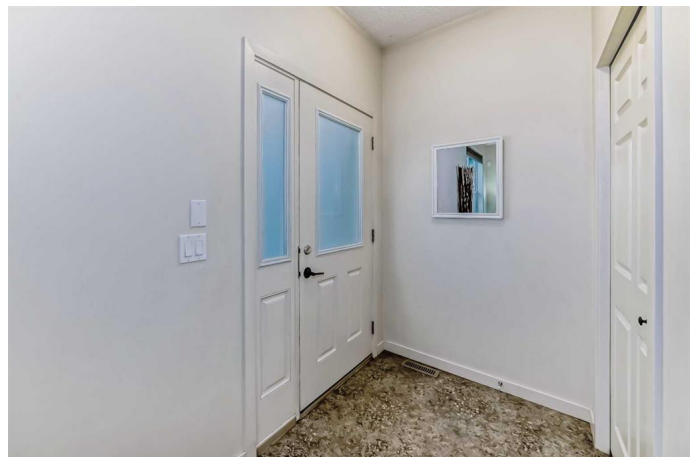
3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Back on market due to financing, open house Saturday October 19th 2-4 pm !! Spacious, bright and beautiful home in highly desired family-oriented lake community of Auburn Bay! Priced to quick sell! MOVE IN READY! QUICK POSSESSION! AWARD-WINNING COMPLEX BY JAYMAN! This CORNER UNIT features both NW and SW windows, offering over 1,800 sq. ft. of living space. It includes 3 bedrooms, 3 FULL bathrooms, a living room, and 2 family rooms. Enjoy upgraded kitchen, a raised eating bar, stainless steel appliances, and dark maple hardwood floors. The master suite boasts a beautifully upgraded 4-piece en suite with an extra window and a walk-in closet. The spacious top-floor loft has large windows that showcase stunning views and includes the third bedroom. The fully finished basement, professionally developed by Jayman, features a full bath, storage, and a second family room. Sandstone top down/bottom up cellular shades throughout the house for your energy saving on heating and cooling cost, and offer you versatility in light and privacy control. Build-in Humidifier and Humidifier Control for whole house. Gas BBQ line in the private front yard for your summer enjoyment.

Located in a prime area overlooking the courtyard, this home offers four-season full lake access to Calgary's second-largest lake community, boating, fishing, beach activities, basketball, tennis, skating, a community center, and much more. Thoughtful and dedicated property management, condo fee is



reduced by 11.81% to \$299 starting November 1st!

Bus stop just steps away, school, park and playground across the street, ONLY 5 min driving to Save-on-Foods grocery store, Shopper Drugs Mart, Banks, YMCA, South Health Campus (new hospital), and Seton Urban District where the major shopping centre is located. Easy access to Stoney Trail and Deerfoot Trail.

Experience the inspiration, relaxation, and sense of belonging that you will find in a cottage lifestyle with all the conveniences of city living in this lake community. This is the place you can call it HOME which will bring your families and friends together to create lifetime memories. Book your showing now!

Built in 2010

### **Essential Information**

MLS® #	A2171588
Price	\$439,900
Sold Price	\$437,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,404
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### **Community Information**

Address	1212, 10 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M0P6

**Amenities**

Amenities	Parking, Playground
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Playground, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 8th, 2024
Date Sold	October 29th, 2024
Days on Market	21
Zoning	R-2M
HOA Fees	493.85
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
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