

108 Auburn Bay Common SE
Calgary, Alberta

MLS # A2202489



\$418,750

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,019 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Blinds

2 BEDROOMS | 2.5 BATHROOMS | 1,019 SQFT | OPEN LAYOUT | SINGLE TANDEM ATTACHED GARAGE | STORAGE | Welcome to this well kept 2-storey townhouse in Mosaic Montage in the wonderful community of Auburn Bay. As you enter the home, you will enjoy the high ceilings and spacious open concept living area with room to relax and entertain. The kitchen features granite counters throughout with a large island with breakfast bar, fully tiled backsplash, plenty of cabinet and counter space, and a pantry. Just off the kitchen, the 2-piece bathroom is convenient when hosting guests. The open staircase heading to the second level allows natural light to flood the living area. On the second floor, unwind in the master retreat with large window and 3-piece ensuite bathroom. The second level includes an additional bedroom, a 4 piece bathroom, and laundry room. Additionally, the lower level features a mudroom, an abundance of storage and an oversized single attached garage (13"x34") that also has room for your motorcycle or bikes. Step outside to enjoy your private fenced patio, perfect for evening gatherings or weekend barbecues. Enjoy the convenient location of Mosaic Montage, just steps away from shopping, schools, parks, playgrounds, walking paths and the South Hospital. Just moments away from Auburn Bay Lake, you’ll have exclusive access to year-round recreation. Perfect for couples, professionals or a small family, don't miss out on the chance to own this stunning sought after property! Reach out to book a showing today.