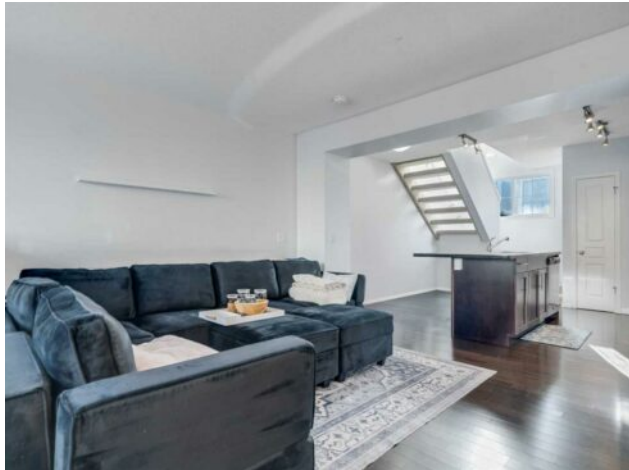


**108 Auburn Bay Common SE
Calgary, Alberta**

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.