



GRASSROOTS
REALTY GROUP

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31 Auburn Bay Place SE
Calgary, Alberta

MLS # A2308709



\$679,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,739 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool Table and Accessories

Welcome to this beautifully maintained and thoughtfully upgraded family home in the highly sought-after lake community of Auburn Bay. Offering over 2,300 SQFT of stylish developed and functional living space, this home perfectly blends comfort, elegance, and everyday practicality for growing families and professionals alike. From the moment you arrive, you'll appreciate the attractive curb appeal with a double attached garage, tasteful exterior detailing, and a welcoming front entrance. Step inside to a soaring open-to-above foyer filled with natural light, creating an impressive first impression with its spacious design and warm finishes. The main floor features rich hardwood flooring, modern neutral tones, and an inviting open-concept layout ideal for entertaining. The spacious living room is centered around a cozy gas fireplace with tile surround and mantle, while oversized windows provide an abundance of sunlight throughout the day. The adjoining kitchen is both stylish and functional, showcasing dark maple cabinetry, granite countertops, a large central island with eating bar, ample prep space, pantry storage, and modern lighting. The dining area overlooks the backyard and provides seamless access to the rear deck—perfect for summer BBQs and outdoor gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a generous bonus room offering the perfect flex space for a family lounge, home office, media room, or kids' play area. The spacious primary retreat features large windows, a walk-in closet, and a private ensuite bath. Two additional well-sized bedrooms and another full bathroom provide comfortable accommodations for family or guests. The finished basement offers excellent additional living space to be used as a recreation room, gym, or convert it into an extra bedroom to suit your

needs. The Pool Table and accessories stay with the home. Outside, enjoy a private backyard complete with deck space and room for children, pets, or gardening enthusiasts. The Hot Tub on the Deck is only a couple years old and negotiable if someone wants to keep it. Located just minutes from Auburn Bay Lake, schools, parks, walking pathways, shopping, restaurants, Seton amenities, the South Health Campus, and easy access to major roadways, this home offers an exceptional opportunity to enjoy one of Calgary's most desirable four-season lake communities. This is the perfect combination of space, location, and lifestyle—don't miss your opportunity to call Auburn Bay home!