



GRASSROOTS

REALTY GROUP

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**43 Auburn Bay Crescent SE
Calgary, Alberta**

MLS # A2315151



\$614,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Lawn, Level, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this charming bungalow offering over 2,100 sq. ft. of developed living space in the highly sought-after lake community of Auburn Bay! Featuring fantastic curb appeal, a functional layout, and no sidewalk to shovel, this home is perfect for those seeking comfortable, low-maintenance living. Step inside to discover a bright and inviting open-concept main floor where the living room, dining area, and kitchen blend seamlessly together—ideal for both everyday living and entertaining. A skylight floods the kitchen with natural light, creating a warm and airy atmosphere throughout the space. Privately tucked away from the main living areas, the spacious primary retreat offers a walk-in closet and a luxurious 4-piece ensuite, providing the perfect place to unwind at the end of the day. Completing the main floor is a convenient laundry room, a 2-piece powder room, and rear entry access to the backyard. The fully developed basement expands your living space with two generously sized bedrooms with walk in closets, a 4-piece bathroom, and a cozy family room featuring a fireplace. A wet bar adds the perfect touch for entertaining guests, hosting game nights, or creating the ultimate movie-watching retreat. Outside, enjoy a thoughtfully designed low-maintenance backyard that allows you to spend more time relaxing and less time working. The upper deck is perfect for summer BBQs and morning coffee, while the lower concrete patio offers additional space to gather with family and friends. A generous-sized detached garage provides ample room for vehicles, storage, and hobbies. Living in Auburn Bay means enjoying one of Calgary's most desirable lake communities. Spend your summers paddle boarding, swimming at the beach, or soaking up the sun by the water. In the winter, lace up your skates and enjoy the frozen lake, then warm up

around the community fire pits with friends and family. Year-round amenities, beautiful pathways, parks, and an incredible sense of community make Auburn Bay a truly special place to call home. Whether you're downsizing, starting a new chapter, or simply searching for the convenience and comfort of bungalow living, this beautifully maintained home offers the perfect blend of space, lifestyle, and location. Welcome home!