



GRASSROOTS
REALTY GROUP

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136 Auburn Bay Street SE
Calgary, Alberta

MLS # A2317768



\$524,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,123 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

An outstanding location in Auburn Bay, surrounded by parks and green space on three sides, offering uninterrupted views from both the front and back, along with mountain views to the west. Just three blocks from the lake entrance and within walking distance to the South Health Campus, Seton's shops, restaurants and amenities, and the Brookfield Residential YMCA. A rare dual primary bedroom floor plan features two spacious bedrooms, each complete with its own private ensuite, making it ideal for roommates, guests, or families seeking additional privacy. A convenient 2-piece powder room completes the home's 2.5-bathroom layout. Inside, you'll appreciate the refinished 3/4" maple hardwood flooring that extends throughout the entire home. Fresh neutral paint throughout creates a bright, move-in-ready feel, while the kitchen offers stone countertops, a new stove, and a new microwave. Step outside to enjoy the large rear deck, perfect for relaxing in your private outdoor space. The oversized double detached garage is insulated, providing extra space for storage and parking. As a resident of Auburn Bay, you'll enjoy year-round access to one of Calgary's premier private lakes, featuring swimming, paddleboarding, kayaking, canoeing, fishing, skating, hockey, tennis courts, playgrounds, beach areas, and community events for all ages. This is a rare opportunity to own a beautifully updated home in a truly exceptional location that offers both convenience and an active lake lifestyle.