



GRASSROOTS

REALTY GROUP

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**122 Auburn Bay Heights SE
Calgary, Alberta**

MLS # A2318197



\$589,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Front Yard, Lake, Rectangular Lot, Street Li		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE ON SUNDAY, JUNE 7, from 11 AM - 2 PM. Welcome to this beautifully maintained two-storey detached home in the highly sought-after lake community of Auburn Bay, offering year-round recreation and exclusive lake access. Minutes to the main beach from the house. Residents enjoy private beach access, swimming, tennis courts, and a variety of seasonal activities for the whole family. Step inside to a bright and inviting main floor featuring wide-plank laminate flooring throughout and a spacious front living room with 9-foot ceilings and a cozy gas fireplace, and air conditioning for year-round comfort. The raised kitchen and dining area overlook the living room and open to soaring high part ceilings, creating an airy and open feel. The well-appointed kitchen is perfect for everyday living and entertaining, featuring a large island with bar seating, abundant maple cabinetry, generous counter space, and stainless steel appliances. The dining area is filled with natural light from oversized windows. Upstairs, the spacious primary bedroom offers a walk-in closet and private 4-piece ensuite. Two additional bedrooms share a 3-piece bathroom. The undeveloped basement provides excellent potential for future development, with two windows and a bathroom rough-in already in place. The roof was replaced in 2021. Outside, enjoy the sunny, fully fenced backyard with a patio, mature tree, and plenty of space to relax or entertain. Conveniently located close to schools, shopping, off-leash dog parks, and major routes, this home combines comfort, convenience, and the best of Auburn Bay's lake lifestyle.