



GRASSROOTS
REALTY GROUP

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60 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2324936



\$534,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Level, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	N/A		

Welcome to this beautifully maintained two-storey semi-detached home in the highly sought-after lake community of Auburn Bay. Ideally positioned along Auburn Bay Boulevard, this property offers an outstanding combination of comfortable living, valuable updates, a fully finished basement, and an exceptional location within walking distance of the lake, schools, parks, pathways, healthcare, shopping, dining, and transit. Step inside to a bright and welcoming front living room with plenty of space to relax or entertain. Grey-brown luxury vinyl plank flooring runs throughout the main level, creating a modern and cohesive look that is both stylish and easy to maintain. A dedicated dining area sits between the living room and kitchen and is finished with a contemporary light fixture, making it an inviting space for everyday meals or hosting friends and family. Located at the back of the home, the functional kitchen offers an abundance of dark-stained cabinetry, warm-toned laminate countertops, stainless steel appliances, and plenty of workspace for meal preparation. A conveniently located two-piece bathroom completes the main floor, while direct access from the kitchen leads outside to the rear deck and fully fenced, landscaped backyard. The backyard provides excellent space for children, pets, summer barbecues, or simply relaxing outdoors. A large double detached garage was constructed approximately four years ago with permits, adding tremendous everyday convenience, storage, and long-term value to the property. Upstairs, you will find three comfortable bedrooms. The spacious primary bedroom can easily accommodate a king-sized bed and includes its own private three-piece ensuite. Two additional bedrooms are both generously sized and are complemented by a full four-piece bathroom, creating a practical layout for families, guests, roommates, or a

home office. The professionally finished basement expands the home's living space with a large recreation room that can be arranged as a family room, games area, gym, media room, or flexible workspace. A second two-piece bathroom adds convenience, while the laundry and mechanical room provide additional storage and functionality. The hot water tank was replaced approximately three years ago, offering added peace of mind. The location is truly one of this home's greatest advantages. The Auburn Bay lake entrance is just a short walk away, allowing you to enjoy swimming, beaches, skating, community events, and year-round lake activities without needing to get in the car. Nearby schools, playgrounds, green spaces, and scenic walking paths leading toward the community pond make this an excellent setting for an active and connected lifestyle. South Health Campus, public transit, and the extensive selection of restaurants, grocery stores, professional services, entertainment, and shopping throughout Seton are also within walking distance. This is an excellent opportunity for first-time buyers, growing families, or investors alike.