



**GRASSROOTS**  
REALTY GROUP

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**614 Auburn Bay Square SE**  
**Calgary, Alberta**

**MLS # A2326874**



**\$424,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 324
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Perfectly positioned within the complex, this beautifully maintained home offers easy access to visitor parking and is just a short walk from South Health Campus and the outstanding shopping, dining, and everyday conveniences of Seton. Located in the highly sought-after lake community of Auburn Bay, you'll enjoy an exceptional lifestyle with year-round lake access and an abundance of outdoor amenities, including scenic walking and cycling pathways, playgrounds, an off-leash dog park, baseball diamonds, soccer fields, and tranquil ponds. The home welcomes you through a secure, oversized attached double garage with additional storage before leading to a bright main living level. A sunny south-facing patio with a natural gas BBQ hookup provides the perfect space for entertaining or relaxing outdoors. Inside, the open-concept design is filled with natural light thanks to expansive windows. The spacious living area flows effortlessly into the stylish kitchen, complete with stainless steel appliances, quartz countertops, a large central island, and extended-height cabinetry—ideal for both everyday living and hosting guests. A convenient two-piece powder room completes the main level. Upstairs, you'll find two generously sized bedrooms, each featuring its own private four-piece ensuite, offering exceptional comfort and privacy. A full-sized upper-floor laundry area adds to the home's thoughtful and functional layout. Beyond your doorstep, enjoy everything Seton has to offer—from restaurants, cafés, shopping, and entertainment to fitness, recreation, and essential services. Combining an unbeatable location with modern finishes and an incredible community lifestyle, this is a home you won't want to miss.