

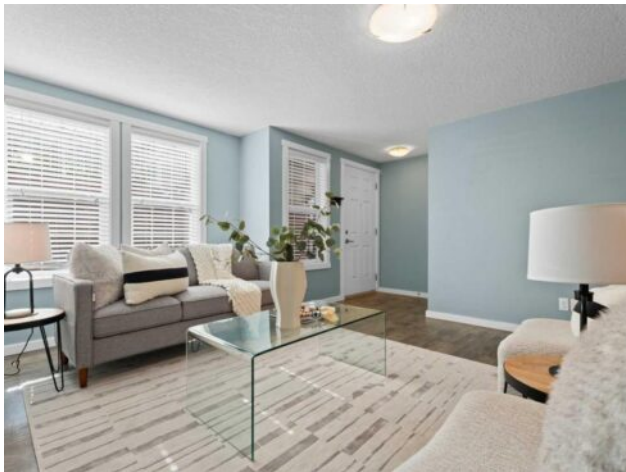


GRASSROOTS
REALTY GROUP

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516 Auburn Bay Circle SE
Calgary, Alberta

MLS # A2330157



\$309,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,133 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 188
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to 516 Auburn Bay Circle SE, ideally located in one of Calgary's most desirable lake communities. This inviting two-bedroom home features a bright, open-concept layout with durable vinyl plank flooring throughout the living room, dining area and kitchen, while both bedrooms offer soft carpeting for added comfort. The functional kitchen flows naturally into the dining and living spaces, creating a welcoming setting for everyday living and entertaining. The spacious primary bedroom includes a private four-piece ensuite. An additional four-piece bathroom is conveniently located just off the main living area and close to the second bedroom, providing added comfort and privacy for guests. Step outside to your private patio, complete with a gas hookup for your BBQ—the perfect space to entertain friends, enjoy summer meals or relax with your morning coffee. Enjoy year-round access to Auburn Bay Lake, including the beach, swimming, skating, parks, community events and recreational activities. The location is exceptional—just a short walk to the South Health Campus and minutes from the excellent shopping, restaurants, cafés, entertainment and amenities in Seton. With convenient access to the Brookfield Residential YMCA and major roadways, this home offers an outstanding combination of lifestyle, comfort and convenience. Experience everything lake-community living has to offer in Auburn Bay!