



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

167 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2333615



\$525,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,127 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Off Street, On Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Window Covers, Shelving

Imagine living in a beautiful Auburn Bay home just a four-minute walk from Auburn Bay Beach. Summer days at the lake, beach outings with the kids, and year-round community amenities make this a place where lasting memories are made. The lake area offers a beach, swimming, park space, beach volleyball, concession, fishing, disc golf, a gymnasium, racquet sports, skating, boating, monthly events, and more—all included with the HOA fees. This well-cared-for laned home offers 4 bedrooms, 2 full baths, 2 half baths, an open main level, and a comfortable finished basement. This 1127.20 SQFT home is perfect for your growing family. The kitchen features plenty of cupboard space and a quartz island, creating a practical and inviting space for everyday meals and entertaining. The bright, functional layout is ideal for everyday living, while the finished basement provides valuable extra space for a family room, home office, guest area, or playroom. Outside, enjoy a private south-facing backyard that is perfect for gardening, relaxing, gathering, or entertaining. This is a complete, move-in-ready home designed to be enjoyed from day one. South Health Campus is only a short drive away, adding everyday convenience and peace of mind. The neighbourhood is also close to the Brookfield Residential YMCA at Seton, the largest YMCA facility in North America, major shopping and dining destinations, including Westman Village, Mahogany Plaza, and Seton Gateway. Auburn Bay also offers five schools in the community, making this an excellent location for families. Book your showing today and enjoy the beach this summer!