



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

57 Auburn Bay View SE
Calgary, Alberta

MLS # A2334795



\$565,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to the best looking and most affordable single detached in Auburn Bay. Very bright and airy home with a large open concept layout that let you see the entire main floor right after you enter. The overhead window in the kitchen makes the space very bright and pleasant for cooking and entertaining. Large kitchen island and a very spacious dining room overlooking a sunny and full of greens backyard with many flowers and raspberries. This home comes with a double oversized garage with access from a paved back alley. The owners have year long exclusive lake access. Located minutes away from the South Health Campus, the largest hospital in Calgary and close to several public schools (Bayside school, Lakeshore school) and catholic (Auburn Bay school, Prince of Peace). Also close to large Seton shopping mall, pathways and public transportation, this home makes it your ideal place to live. Come and see for yourself!