



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

36 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2345750



\$789,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Lake Community Living Steps from School! Welcome to this beautifully maintained single-family home in the prestigious lake community of Auburn Bay. Ideally located just steps from school and offering a perfect blend of comfort, style, and convenience, this home is an excellent choice for families. The main floor features 9-foot ceilings, a spacious den, and a bright, sun-filled living room with large windows and a cozy gas fireplace with mantle. The open-concept kitchen is complete with quartz countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the spacious dining area—perfect for family gatherings and entertaining. Hardwood flooring and upgraded carpeting add warmth and elegance throughout the home. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat with large windows, a large walk-in closet with its own window, and a luxurious ensuite featuring a separate shower and soaker tub. A large bonus room with plenty of windows provides an ideal space for family movie nights, a home office, or a playroom, and step outside onto the cozy balcony and enjoy the surrounding views. The private backyard is fully fenced and landscaped, offering a great space for children, pets, and outdoor entertaining. Enjoy all that Auburn Bay has to offer, including easy access to the lake, schools, shopping, playgrounds, public transit, and major roadways. This is a wonderful opportunity to own a well-maintained home in one of Calgary’s sought-after lake communities.