



GRASSROOTS
REALTY GROUP

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38 Auburn Bay Gardens SE
Calgary, Alberta

MLS # A2349033

\$548,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

OPEN HOUSE SUNDAY OCT 3rd from 2:00-4:00PM. Exceptional value meets versatile lake community living in Auburn Bay. Offering 4 bedrooms, 2.5 bathrooms, and a fully finished basement, this beautifully maintained bungalow delivers the functional square footage and layout buyers look for. The sunlit main floor features oversized south-facing windows, a crisp white kitchen with stainless steel appliances and breakfast bar, a dedicated dining area, and a main-floor powder room. The primary retreat includes a private ensuite, paired with an adjacent second bedroom ideal for a nursery or home office. Downstairs, the expansive lower level doubles your living space with a large family room anchored by a gas fireplace, two generous bedrooms, and a full 4-piece bath—ideal for growing families, older teens, or hosting guests. Complete with central A/C, a low-maintenance private patio with perennial gardens, and rear parking for two vehicles. Unbeatable family location: situated directly across from a playground and walking distance to K&Ndash;9 schools, South Health Campus, Seton YMCA, and full Auburn Bay lake privileges. Turn-key and priced for immediate action.