



**GRASSROOTS**  
REALTY GROUP

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**151 Auburn Bay Close SE**  
**Calgary, Alberta**

**MLS # A2220001**



**\$739,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows		

**Inclusions:** N/A

Welcome to 151 Auburn Bay Close SE – Your Dream Family Home in the premier Lake Community of Auburn Bay! Nestled on a quiet cul-de-sac just one block from the lake, this stunning 2,059 sq. ft. two-story home offers the perfect blend of comfort, style, and convenience in the heart of Auburn Bay. Enjoy the benefits of lake living, with endless recreation and natural beauty right at your doorstep. Step inside to discover an inviting, sun-filled floor plan designed for family living. The bright white kitchen is a chef’s delight, featuring an abundance of cabinets, a walk-in pantry, centre Island that seamlessly flows to the spacious eating area—perfect for entertaining. There is a formal dining room area which is currently being used as a home office. Relax in the cozy family room with a gas fireplace, or step out to the large backyard deck, complete with a privacy screen and plenty of space for kids to play. Upstairs, the luxurious primary suite is your private retreat, boasting a spa-inspired ensuite with a soaker tub and separate shower. Two additional generous bedrooms share a full bath, while the expansive bonus room above the garage offers endless possibilities for a playroom, home office, or media space. Convenient main floor laundry and a powder room add to the thoughtful layout. The unspoiled basement awaits your personal touch, offering even more potential for future development. This home has been meticulously updated and just recently painted and touched up inside and out. All new carpets and luxury vinyl plank flooring in 2022, along with a new roof and air conditioner. In 2024, major mechanical upgrades include a new furnace, hot water tank, stove, and stainless-steel fridge, ensuring peace of mind and modern efficiency. Enjoy the lifestyle that comes with living in a vibrant, family-friendly community, with parks, green

spaces, great restaurants, movie theatres, shopping, and the South Health Campus Hospital all close by. There is noisething better than loading up the wagon and walking to the lake for some beach time & a picnic or a nice family skate in the Winter. This home and community is all about FAMILY !! Easy access to major routes makes commuting a breeze. Don&rsquo;t miss your chance to own this exceptional home in one of Calgary&rsquo;s most sought-after lake communities. Book your showing today and experience the Auburn Bay lifestyle!