



**GRASSROOTS**  
REALTY GROUP

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**552 Auburn Bay Drive SE**  
**Calgary, Alberta**

**MLS # A2224061**



**\$740,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2010 (15 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>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** window blinds and rods, TV mount in primary bedroom and TV mount in bonus room

Welcome to your dream home in the heart of Auburn Bay! This beautifully maintained 2-storey residence offers the perfect blend of comfort, functionality, and location. Step inside to discover rich hardwood floors throughout the home, creating a warm and inviting atmosphere. On the main floor you will discover an office (currently a play room) ideal for both growing families and professionals working from home. The open-concept kitchen and living area are perfect for entertaining, while the private backyard offers a serene space for summer BBQs. The upper level features 3 spacious bedrooms, a bright and versatile bonus room with gas fireplace and second story balcony. The unfinished basement offers a fantastic opportunity to add your personal touch and expand your living space that is already roughed-in for a bathroom and additional wet bar water rough in! Whether you're dreaming of a home gym, media room, additional bedrooms, or a spacious recreation area, this blank canvas is ready for your vision! Enjoy the convenience of a double attached garage and a prime location just minutes from the lake, top-rated schools, vibrant shopping, and an expansive off-leash dog park. Whether you're strolling by the water, biking along community paths, or exploring local amenities, this home puts everything at your fingertips. Don't miss this opportunity to live in one of Calgary's most sought-after lake communities—Auburn Bay!