



GRASSROOTS
REALTY GROUP

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155 Auburn Bay Heights SE
Calgary, Alberta

MLS # A2231195



\$599,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: none

Fabulous convenient location! Just minutes to South Calgary Health Campus, abundant shopping, public transit, excellent schools and many other amenities. Super easy access to major traffic arteries including Deerfoot Trail and Stoney Trail to assist your daily commute. Enjoy year round lake privileges just steps from home in a welcoming neighbourhood! Open the front door and you are greeted by a cozy living room with a 3 sided fireplace to curl up on those chilly nights. Entertainer's kitchen is spacious and functional ideal for hosting family and friends. Upper level has 3 bedrooms and 2 full baths. Primary bedroom is equipped with a large walk-in closet in addition to the ensuite bath. The basement is fully developed with a good size living area as well as a fourth bedroom and it's own full bath! Peaceful and private backyard beautifully maintained for relaxing or entertaining. Fabulous sun exposure...morning sun on the front deck and evening sun in the backyard! Rear deck and newer double garage completes the outdoor amenities!