



GRASSROOTS
REALTY GROUP

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440 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2232864



\$550,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,276 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: garden shed

Welcome to Auburn Bay! Nestled in a quiet corner of the community, this beautifully updated duplex offers peaceful living with unbeatable convenience, just minutes from Stoney and Deerfoot Trails, South Health Campus, the YMCA, parks, playgrounds, and schools. Inside, you will find a bright and open layout with brand NEW FLOORING THROUGOUT and large windows that fill the home with natural light. The stylish kitchen features crisp white cabinetry, quartz countertops, stainless steel appliances, and a spacious center island, perfect for meal prep or entertaining. A functional mudroom off the kitchen provides additional storage and access to the fully fenced backyard, complete with a large patio and separate deck, ideal for summer BBQs and relaxing evenings. Upstairs, you will find three generously sized bedrooms, including the spacious Primary Suite which features a walk-in closet and ensuite bathroom. The unfinished basement offers roughed-in plumbing and 2 windows, making future development a breeze. Located in the sought after LAKE COMMUNITY of Auburn Bay, you'll enjoy YEAR ROUND ACCESS TO THE LAKE AND CLUBHOUSE as well as community amenities. Don't miss your chance to call this move-in-ready gem your home this Summer!