



GRASSROOTS
REALTY GROUP

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816 Auburn Bay Square SE
Calgary, Alberta

MLS # A2235347



\$355,000

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	846 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 264
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Ideally situated in the heart of the complex, this property offers convenient access to visitor parking and is just steps away from the South Health Campus and a variety of commercial amenities in Seton. Nestled within the beautiful lake community of Auburn Bay, you'll enjoy year-round living with an array of recreational options, including numerous playgrounds, an off-leash dog park, walking and cycling trails, as well as two baseball fields, two large soccer fields, and two ponds. Plus, you'll have exclusive access to a full-sized community lake! Enter your secure, private attached single garage with storage, leading up to your main floor bungalow-style living space. The front west-facing upper balcony provides 77 square feet of outdoor space, perfect for summer grilling with a natural gas hookup or simply relaxing. The open-plan layout is filled with natural light, enhanced by corner windows and soaring 9-foot ceilings. The spacious lifestyle room seamlessly connects to a fully equipped kitchen featuring a complete set of stainless steel appliances, a peninsula island with quartz countertops, and extended-height cabinets. At the back of the home, you'll find a 4-piece bathroom and a full-size laundry set, and two bedrooms. Looking for more? Experience the vibrant nightlife, shopping, services, and entertainment that Seton has to offer. Call your favourite realtor for a showing today!