



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2236061**



**\$749,800**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

<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>	Finished, Full	<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>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

4-BED | 3.5 BATH | HOME OFFICE | FINISHED BASEMENT | SE-FACING BACKYARD | LAKE ACCESS | A/C | Welcome home to 260 Auburn Bay Drive, offering the lake community lifestyle your family will love. Just steps from Auburn Bay Lake and beach house, and walking distance to three established schools and off-leash dog park. Inside, the freshly painted main floor feels light and airy with southeast-facing windows and a layout that includes a stylish kitchen with granite countertops, walk-through pantry, dining area, spacious great room, and a front office. The massive backyard is a standout feature - perfect for BBQs under the pergola or long summer evenings with friends. Upstairs, a bonus room overlooks the pond across the street (no front neighbours!), with two bedrooms, a full bath, and a large primary suite at the back featuring a tiled shower, soaker tub, and custom walk-in closet. The finished basement includes a rec room, extra bedroom and bath, plus a storage or hobby room. Central A/C and water softener add comfort. Quick access to shops, restaurants, South Health Campus, the YMCA, and main roads makes this one easy to love. Book your showing today!