



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22 Auburn Bay View SE
Calgary, Alberta

MLS # A2239289



\$575,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,011 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Welcome to this exceptional 4-bedroom, 3-full-bath bungalow in the desirable lake community of Auburn Bay! Whether you’re an investor looking for a high-demand rental or a homeowner seeking a functional and stylish space, this home delivers on every front. Enjoy soaring vaulted ceilings and an open-concept layout that creates a bright, inviting atmosphere. The spacious living and dining areas flow seamlessly into a well-equipped kitchen, making it perfect for everyday living and entertaining alike. The main level features two bedrooms, including a primary suite with a full ensuite bath. Downstairs, the fully developed basement offers two additional bedrooms, another full bathroom, and a large rec room—ideal for hosting, extended family, or rental income opportunities. Outside, you’ll find a maintenance-free backyard, perfect for relaxing without the hassle of upkeep. The oversized, drywalled double garage adds even more value with plenty of room for storage or a workshop. Hot water tank replaced in 2024. All this, just minutes from Auburn Bay Lake, walking paths, schools, shops, and the South Health Campus. A smart investment in one of Calgary’s most vibrant lake communities!