



GRASSROOTS
REALTY GROUP

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28 Auburn Bay Drive SE
Calgary, Alberta

MLS # A2240256



\$619,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,515 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Live the lake life all year round in Auburn Bay, one of Calgary's most vibrant and family-focused communities. This 3 bed, 2.5 bath detached home is perfectly situated just a 2-minute drive from groceries and Auburn Bay's private beach access. As you walk in, you're greeted with an open main floor layout and a convenient half bath. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The basement is unfinished and ready for your custom touch. Out back, a large deck is perfect for summer BBQs, and the detached double garage makes life even easier. As a resident of Auburn Bay, you'll be part of a professionally managed community with access to the 43-acre lake, sandy beach, year-round events, tennis and volleyball courts, sledding hills, hockey and skating rinks, a gymnasium, playgrounds, and dog parks, all maintained by the Auburn Bay Residents Association. Auburn House is the social hub, offering everything from summer camps to seasonal festivals and even fireworks by the lake. Whether you're raising a family or just want to be part of a strong, connected neighborhood, this home puts you in the heart of it all.