



GRASSROOTS
REALTY GROUP

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199 Auburn Bay Heights SE
Calgary, Alberta

MLS # A2245037



\$599,988

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,449 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: n/a

Stunning 4-Bedroom Home in Auburn Bay – Fully Developed & Move-In Ready! Amazing opportunity to own this beautifully finished family home in the lake community of Auburn Bay! Featuring 4 bedrooms, 4 bathrooms, and over 2,000 sq.ft. of developed living space, this property has everything you need. Main floor: Bright, open layout with hardwood floors, a versatile den/home office, and a spacious kitchen with stainless steel appliances, granite countertops, breakfast bar, and corner pantry. The cozy living room offers a gas fireplace and plenty of natural light. Upstairs: Primary suite with walk-in closet and 4-piece ensuite, plus 2 more bedrooms and a full bath. Basement: Fully finished with a large media area, 4th bedroom, and 3-piece bath—perfect for guests or teens. Backyard: Private SW-facing yard, fully landscaped with a large deck and quality fencing. Additional features: Insulated double garage, walking distance to the lake, schools, parks, and the South Health Campus. Don’t miss this incredible home take a 3D tour and book your showing today!