



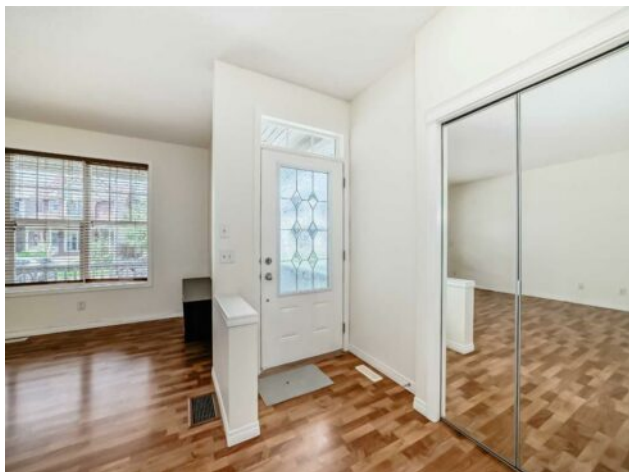
**GRASSROOTS**  
REALTY GROUP

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**23 Auburn Bay Manor SE**  
**Calgary, Alberta**

**MLS # A2250312**



**\$575,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully maintained 2 storey home offering 3+1 bedrooms and 3.5 bathrooms with a fully finished basement. the main level features a bright and functional layout with a modern kitchen complete with quartz countertops, sleek cabinetry, and plenty of space for family gatherings. upstairs you'll find three spacious bedrooms , including a comfortable primary suite with its own ensuite. the basement is fully developed with an additional bedroom, a 3 piece bathroom, and a large recreation room perfect for guests or family entertainment. enjoy the convenience of a double detached garage, stylish finishes throughout, and a home designed for both comfort and functionality.