



GRASSROOTS
REALTY GROUP

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203 Auburn Bay Heights SE
Calgary, Alberta

MLS # A2261097



\$555,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,016 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Lawn, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vinyl Windows		

Inclusions: N/A

Welcome to 203 Auburn Bay Heights SE, a beautifully maintained bungalow nestled on a quiet street in the highly sought-after lake community of Auburn Bay. Step inside to find a bright and welcoming main floor featuring FRESH PAINT throughout the living room/kitchen area, giving the home a clean and modern feel. The open-concept layout includes vaulted ceilings, large windows for ample natural light, a cute kitchen with plenty of cabinetry and raised breakfast bar, as well as a good size Primary bedroom and 2nd bedroom with main floor bathroom. The fully finished basement offers even more living space, complete with BRAND NEW CARPET, 2 additional bedrooms complete with another 4 piece bathroom and plenty of storage. Outside, the backyard is getting a fresh start with NEW SOD, giving you a lush, green outdoor space to enjoy all summer long. Whether you're relaxing on the LARGE DECK, gardening, or entertaining guests, this yard will soon be the perfect retreat. Enjoy all the benefits of lake living in Auburn Bay, including access to the private lake, parks, walking paths, and close proximity to schools, shopping, restaurants, and the South Health Campus. Don't miss your chance to own this cute, clean bungalow in one of Calgary's most desirable communities!