



GRASSROOTS
REALTY GROUP

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143 Auburn Bay Heights SE
Calgary, Alberta

MLS # A2261548



\$569,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,465 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Skylight(s), Walk-In Closet(s)		

Inclusions: n/a

| 3 BEDS | 3.5 BATHS | LAKE ACCESS | Convenient Location! | Welcome to this stunning 2-storey home in the vibrant lake community of Auburn Bay, where modern design meets everyday comfort. With 3 bedrooms and 3.5 bathrooms, this home offers a functional and inviting layout for families of all sizes. The upper level features two spacious master bedrooms, each with a walk-in closet and private 4-piece ensuite, while the fully finished basement includes a third bedroom and an additional full bathroom. Flooded with natural light, the main floor showcases soaring ceilings with an open view into the living and kitchen spaces. The kitchen features warm wood cabinetry, stainless steel appliances, plenty of storage, and a dining space perfect for everyday meals or hosting. A back deck extends the living space outdoors, ideal for BBQs and summer gatherings. Enjoy exclusive lake access in the Auburn Bay area with activities for swimming, fishing, and boating, plus nearby parks and scenic pathways. With schools, shopping, playgrounds, and the South Health Campus just minutes away, this home offers both convenience and a welcoming community lifestyle. Don't miss out! Call your favourite agent for a showing to check out this stunning house today!