



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

133 Auburn Bay View SE
Calgary, Alberta

MLS # A2263297



\$549,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Recreation Facilities		

Inclusions: N/A

Welcome to 133 Auburn Bay View SE a stylish and well-maintained 3 bedroom, 2.5 bathroom home offering over 1,300 sq. ft. of comfortable living space in one of Calgary's most loved lake communities. The bright, open concept main floor features a welcoming foyer, spacious kitchen with island and pantry, dining and living area that flow together beautifully. A two piece bath adds every day convenience. Upstairs, you'll find a large primary suite complete with a walk in closet and full ensuite bathroom, along with two additional bedrooms connected by a Jack & Jill bathroom. The finished lower level adds versatility with generous windows that fill the space with natural light, ideal for family gatherings, home office, or gym. Step outside to a fully fenced yard with a patio and easy alley access if you wish to add a garage in the future. 2025 updates include DecoraStone kitchen counters, Fridge, Stove & Dishwasher and Kitchen sink. Auburn Bay offers a true sense of community, complete with lake access, walking paths, and nearby amenities. You're just minutes from the South Health Campus Hospital and Seton Urban District, offering shops, dining, and essential services right at your doorstep. With thoughtful design and a fantastic location, this home delivers style, comfort and value.