



**37 Auburn Bay View SE  
Calgary, Alberta**

**MLS # A2284016**



**\$555,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Wall Mount		

This is a home that stands out quietly, offering warmth, personality, and a layout that truly works for everyday life, all set within one of Calgary's most sought-after lake communities. Located in Auburn Bay, this two-storey home offers the rare combination of thoughtful updates and exclusive access to Auburn Bay Lake, giving residents year-round enjoyment of the beach, skating, paddleboarding, and community events that make lake living so appealing. From the moment you step inside, the home feels welcoming and intentional. A spacious front foyer opens into a cozy main living area anchored by a fireplace, creating a comfortable space to unwind or gather with friends. Just a few steps up, the kitchen and dining area flow naturally together, offering a functional layout that balances daily living with the ability to host with ease. Recent updates including new main floor flooring give the space a clean, refreshed feel while maintaining the warmth and personality of the home. A convenient mudroom and half bathroom complete the main level and connect seamlessly to the backyard. Upstairs, the layout is both smart and rare, featuring two full primary bedrooms, each with its own ensuite bathroom and walk-in closet. Whether for shared living, guests, or simply enjoying the flexibility of dual primary suites, this design offers a level of privacy and comfort that's increasingly hard to find. Outside, the property offers a good-sized yard with flexibility for outdoor living or future personalization, complemented by a detached double garage. The home's roof shingles were replaced in 2024, adding peace of mind. Beyond the home itself, the location truly elevates the lifestyle. Living in Auburn Bay means exclusive lake access along with close proximity to schools, parks, shopping, restaurants, and major roadways, making daily errands and commuting

easy while still enjoying a strong sense of community. This is a home with personality, thoughtful updates, and a layout that adapts to how people actually live, all set within one of Calgary's most desirable neighbourhoods.