



**223 Auburn Bay Heights SE
Calgary, Alberta**

MLS # A2297529



\$580,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: shed, electric fireplace, TV bracket in living room

Welcome home to this well located home that is just a 1 min walk to the playground and 5 min walk to the LAKE! As you enter this home you have a great flex space at the front of the house that can be used as an office or a kids play room! Through to the kitchen and living areas you have a central kitchen with a raised eating bar, black appliances, corner pantry, tiled backsplash, extra windows for more natural light and upgraded light fixtures! The adjacent dining space is large enough for a 6 person table and chairs and the living room is at the back of the home with views out to the west facing sunny yard! The main floor is completed with a convenient 2 piece bathroom and the updated vinyl flooring runs through the entire main floor! Let's head upstairs where you will appreciate the primary bedroom with west exposure, a walk in closet and a full ensuite bathroom! You will also love the 2 additional bedrooms that are both a great size and another full bathroom for the kids. The basement is awaiting your development and is wide open giving you many options for a future bedroom/bathroom/rec room! There is a great yard space out back (west facing), a detached double garage, Central A/C, plenty of front street parking as well with access to parks, playgrounds, pathways, and the lake all within a short walk from your front door as well as easy access to the hospital, VIP theatre, YMCA, dog parks, car washes, restaurants, pubs, shops, transit and major roadways! This one is a winner and will make a perfect family home for the lucky new owners in one of Calgary's premier lake communities!