



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

MLS # A2130884



\$659,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,500 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, See Remarks		

Inclusions: None

Unique opportunity to ASSUME THE REMAINING MORTGAGE of \$200,000 AT 1.89% UNTIL DECEMBER 2026 (With qualification).

Welcome to the tranquil lakeside community of Auburn Bay! This stunning Belvedere floorplan is offering 3 bedrooms and 3 baths. Step inside to discover hardwood flooring throughout the main floor, a cozy corner fireplace, brand new carpeting installed just 2 months ago. The bright kitchen full of natural light boasts a new fridge and stove, an abundance of cabinets for storage and a large dining area overlooking the stunning backyard. Upstairs you will find a large primary bedroom with walk-in closet and 4 piece ensuite bath, 2 additional bedrooms and a 4 piece main bath. Outside, you will find a beautifully landscaped private and fully fenced yard, ideal for relaxing or entertaining. The yard leads to an oversized double garage with an 8 ft tall door, providing ample space for parking oversized vehicles plus the paved alley provides an additional reason to love this home. Don't miss out on the opportunity to own this fantastic home in Auburn Bay. Schedule your showing today!