



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

**MLS # A2155818**

**\$625,000**



<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<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, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot		

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

**Inclusions:** N/A

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!