



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

MLS # A2195077



\$715,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,918 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Experience the vibrant lifestyle of the lake community in this stunning home located in Auburn Bay. This meticulously maintained two-story residence features 3+1 bedrooms and an exceptional design. The centerpiece of the home is the NEW kitchen, boasting sleek white cabinets, stainless steel appliances, and timeless backsplashes, all enhanced by imported quartz countertops. A full pantry and a wrap-around eating bar add both functionality and beauty to this space. The living room offers serene views of the yard, while the extended dining room, complete with a cozy gas fireplace, opens to the back deck through sliding glass doors. A conveniently located powder room is found near the entry from the attached garage. Upstairs, a bonus room provides an ideal spot to unwind in the evenings or can serve as an excellent home office. The master bedroom, situated at the back of the home, features an ensuite bathroom and a walk-in closet. Luxurious details such as a soaker tub, dual vanity sinks with quartz tops, and a glass-enclosed shower elevate the space. Both secondary bedrooms are spacious and bright, perfect for family living. Additionally, there is another four-piece bath and convenient upper-floor laundry. The beautifully finished basement includes a bedroom, a large family area, and a roughed-in bathroom, ready for your personal touches. The sunny south-facing backyard boasts a spacious deck and a private, fully fenced yard with fruit trees and a large garden, perfect for relaxing or entertaining. The front yard is designed for low maintenance, featuring zero-scaping with high-quality artificial turf for year-round curb appeal. Notable features and upgrades include a brand new kitchen (2025), new quartz countertops in the kitchen and bathrooms (2025), new carpet (2025), new luxury vinyl flooring (2025), and a new stove and microwave (2025). Now,

Let's talk about the location! You're within walking distance of groceries, restaurants, local shops, schools, and Auburn Bay Lake. This community is known for its fantastic annual events, including a fireworks display. With just two turns to reach Stoney Trail, the rest of Calgary is easily accessible. Book your viewing today and be sure to enjoy the virtual tour!