

## 235 Auburn Bay Heights SE Calgary, Alberta

MLS # A2231001



# \$668,900

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                       |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 1,545 sq.ft.                                     | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Low Maintenance Landscape |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Skylight(s) |                   |      |

**Inclusions:** NA

Welcome to one of Calgary's most sought-after communities, Auburn Bay — where lake living meets everyday convenience. This beautifully maintained 4-bedroom, 3.5-bathroom detached home offers over 2,190 sq ft of developed space, perfect for families looking to blend comfort with a vibrant, amenity-rich lifestyle. Imagine spending weekends at the private community lake, swimming, paddleboarding, or relaxing at the beach — all just a short walk from your front door. Located in the heart of Auburn Bay, this home puts you minutes from Calgary's largest YMCA, South Health Campus, Seton Urban District, top schools, parks, and a growing list of shops, restaurants, and recreation options. Whether it's movie nights at the VIP Cineplex or walks along the lake, every day here feels like a staycation. Inside, you'll find a spacious and functional layout. The main level features rich hardwood flooring, a bright open-concept kitchen with stainless steel appliances, a slide-in range, built-in microwave, and plenty of counter space to cook, gather, and entertain. The adjoining dining room and living area — complete with a cozy corner gas fireplace — create a warm and inviting atmosphere for family and friends. Upstairs, a dramatic skylight fills the hallway with natural light. The primary bedroom features mirrored closets and a private ensuite, while two additional bedrooms offer sweeping mountain views. A fully finished basement adds even more flexibility with a rec room, guest bedroom, and full bathroom — ideal for play, work, or visiting family. Outside, enjoy a two-level deck and low-maintenance landscaping perfect for summer barbecues or quiet evenings under the stars. The detached garage offers year-round convenience — no more scraping windshields in winter. Whether you're upsizing, relocating, or

looking for a home in a community where connection and lifestyle matter, this property delivers on all fronts. Come see what lake living is all about. Book your private tour today.