

## 139 Auburn Bay Heights SE Calgary, Alberta

MLS # A2275165



# \$525,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Skylight(s), Vaulted Ceiling(s), Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1N
<b>Utilities:</b>	-

**Inclusions:** tv-brackets-in-basement

Lake Living Awaits in Auburn Bay! Fall in love with this bright and stylish lake-access bungalow featuring vaulted ceilings, large windows, and a fresh, modern feel. Recently updated with new flooring (Oct 2025), new kitchen appliances (fridge, stove, microwave hood fan &ndash; Oct 2025), and freshly painted, inviting, and ready to enjoy. The open concept layout is perfect for entertaining with seamless flow between the kitchen, dining, and living area, ideal for gathering with friends and family. You've got two bedrooms on the main level or use one as an office if you work from home. Downstairs you will find a finished basement offering offers a spacious family room with a wet bar, two additional bedrooms, a storage room, laundry/furnace room - new hot water tank and a 4-piece bathroom. The fenced backyard offers a spacious deck for gatherings or relaxing in the sun, plus plenty of room to build your dream garage. Enjoy Auburn Bay's four season lake lifestyle: swim, paddleboard in the summer, skate and join community events in winter. Close to the South Health Campus, movie theatre, shops, top restaurants, and the off leash dog park. This is the one you've been waiting for&mdash;fresh, move-in ready, and full of charm. Welcome home to Auburn Bay!