

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

**MLS # A2284224**



**\$660,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Auburn Bay  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,827 sq.ft.  | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Faces Front, On Street, Parking |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape    |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Vinyl Siding   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Fantastic 2 Storey home in the prestigious community of Auburn Bay! Wonderful location only steps away from Auburn Bay Beach Club. The living room, kitchen and dining area is an excellent space to entertain your family and friends. The kitchen has 4 appliances, island with bar style seating, loads of cupboard space, hardwood floors and recess lighting. The living room has a gas fireplace with stone and mantle. Upstairs has a large family room, exquisite primary bedroom with 4-piece ensuite bathroom. Laundry room on the main floor, the basement is undeveloped and just awaiting your next renovation project. There is a big backyard and deck to enjoying those hot summer days and nights ahead. And did I mention this property has Lake Access? Auburn Bay Beach Club is a great place to spend your free time swimming, boating, playing at the park or tennis courts and just relaxing. Close to schools, Seton Shopping District, South Health Campus, transit, all major routes and so much more. Book your showing today!