

# \$700,000 - 536 Auburn Bay Heights Se, Calgary

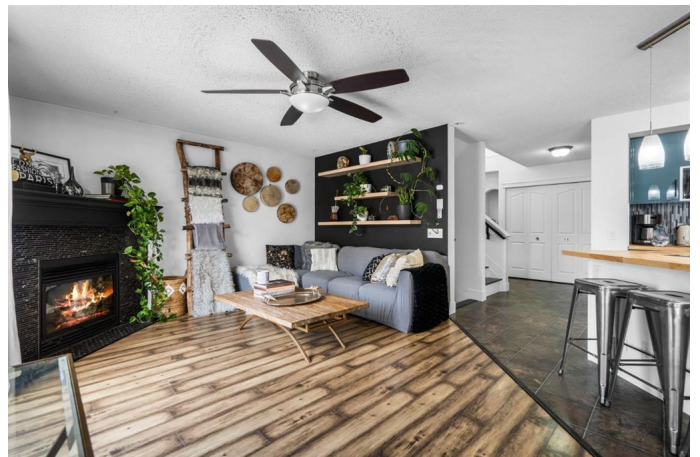
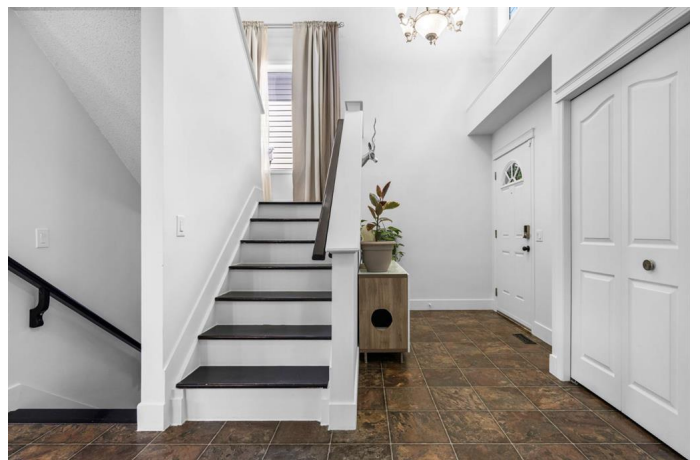
MLS® #A2221574

**\$700,000**

5 Bedroom, 4.00 Bathroom, 1,660 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to this immaculate family home in the sought after southeast LAKE community of Auburn Bay. This home is surrounded by walking paths and parks and just STEPS from the lake! It is walking distance to shops, stores, restaurants and cafes and it is in close proximity to schools, day cares and both highways; Deerfoot & Stoney Trail which ensures easy and great commuting ! This very cozy home welcomes you with a south facing front porch leading you into the large front foyer, a mudroom off the garage with laundry, and 2 pc bathroom. Moving into the living space youâ€™ll find the perfect layout for the family to relax together, with a warm brown flooring throughout the entire main level, a cozy family room with a gas fireplace and laminate floors, a dining room big enough to host family dinners of all sizes and a perfectly laid out upgraded kitchen with beautiful stainless steel appliances, boasting with 2 tone modern colour and a large pantry ! The kitchen overlooks the backyard for you to watch the kids while making dinner! The back patio door leads you out onto the large composite deck, setup for your gas BBQ, then into your landscaped yard with raised gardens and a second relaxing patio! Upstairs youâ€™ll find a large primary bedroom with a walk-in closet and a 4 piece spa like ensuite, 2 more good sized bedrooms, a 4 piece bathroom with linen closet, and a bonus room! The finished basement brings a full 4 piece bathroom, 2 bedrooms (with extra deep



closets), 1 with a functional sink that could be used as a salon or craft room (sink can be easily removed as well). This well cared for home has a brand new hot water tank, gas line to the deck and the garage, garage is insulated and drywalled too! This home is sure to impress, donâ€™t miss out !

Built in 2006

### **Essential Information**

MLS® #	A2221574
Price	\$700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,660
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	536 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	6
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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