



## 22 Auburn Bay View Calgary Alberta

\$549,900

Welcome to this exceptional 4-bedroom, 3-full-bath bungalow in the desirable lake community of Auburn Bay! Whether you're an investor looking for a high-demand rental or a homeowner seeking a functional and stylish space, this home delivers on every front. Enjoy soaring vaulted ceilings and an open-concept layout that creates a bright, inviting atmosphere. The spacious living and dining areas flow seamlessly into a well-equipped kitchen, making it perfect for everyday living and entertaining alike. The main level features two bedrooms, including a primary suite with a full ensuite bath. Downstairs, the fully developed basement offers two additional bedrooms, another full bathroom, and a large rec room—ideal for hosting, extended family, or rental income opportunities. Outside, you'll find a maintenance-free backyard, perfect for relaxing without the hassle of upkeep. The oversized, drywalled double garage adds even more value with plenty of room for storage or a workshop. Hot water tank replaced in 2024. All this, just minutes from Auburn Bay Lake, walking paths, schools, shops, and the South Health Campus. A smart investment in one of Calgary's most vibrant lake communities! (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.08 Ft x 8.33 Ft

Bedroom 11.58 Ft x 8.75 Ft

Recreational, Games room 18.00 Ft x 14.17 Ft

Kitchen 13.25 Ft x 10.92 Ft

Dining room 11.00 Ft x 10.08 Ft

Living room 14.83 Ft x 13.00 Ft

Primary Bedroom 12.00 Ft x 10.58 Ft

Bedroom 9.58 Ft x 8.50 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Foyer 7.25 Ft x 5.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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