



38 Auburn Bay Gardens Calgary Alberta

\$548,000

OPEN HOUSE SUNDAY OCT 3rd from 2:00-4:00PM. Exceptional value meets versatile lake community living in Auburn Bay. Offering 4 bedrooms, 2.5 bathrooms, and a fully finished basement, this beautifully maintained bungalow delivers the functional square footage and layout buyers look for. The sunlit main floor features oversized south-facing windows, a crisp white kitchen with stainless steel appliances and breakfast bar, a dedicated dining area, and a main-floor powder room. The primary retreat includes a private ensuite, paired with an adjacent second bedroom ideal for a nursery or home office. Downstairs, the expansive lower level doubles your living space with a large family room anchored by a gas fireplace, two generous bedrooms, and a full 4-piece bath—ideal for growing families, older teens, or hosting guests. Complete with central A/C, a low-maintenance private patio with perennial gardens, and rear parking for two vehicles. Unbeatable family location: situated directly across from a playground and walking distance to K-9 schools, South Health Campus, Seton YMCA, and full Auburn Bay lake privileges. Turn-key and priced for immediate action. (id:6769)

4pc Bathroom 5.00 Ft x 8.33 Ft

Bedroom 8.25 Ft x 11.17 Ft

Bedroom 11.58 Ft x 10.92 Ft

Recreational, Games room 17.58 Ft x 17.75 Ft

Storage 6.33 Ft x 11.75 Ft

Furnace 7.42 Ft x 10.42 Ft

2pc Bathroom 6.33 Ft x 4.67 Ft

4pc Bathroom 5.92 Ft x 8.67 Ft

Bedroom 8.42 Ft x 10.75 Ft

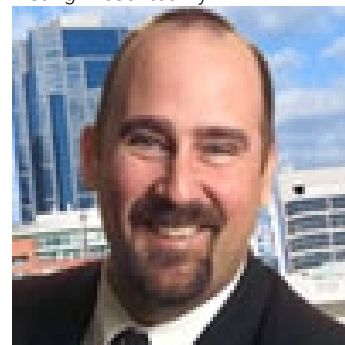
Dining room 10.08 Ft x 8.25 Ft

Kitchen 14.00 Ft x 19.92 Ft

Living room 14.67 Ft x 12.67 Ft

Primary Bedroom 10.50 Ft x 15.17 Ft

Listing Presented By:



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