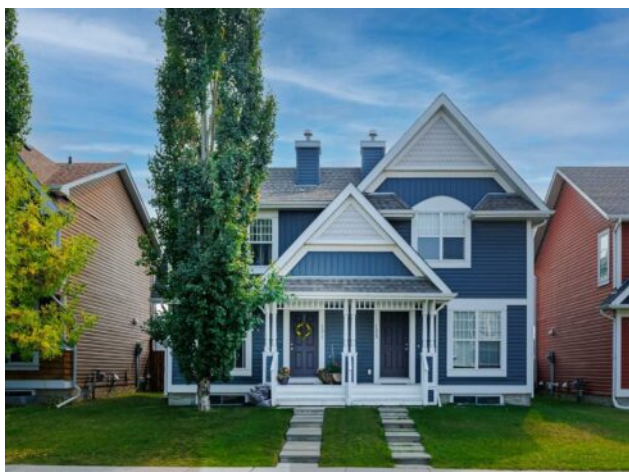


131 Auburn Bay Boulevard SE Calgary, Alberta

MLS # A2255821



\$499,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,125 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Vinyl Windows		

Inclusions: All window coverings, bbq, patio furniture and cushions

Just a short walk from Auburn Bay Lake, this well maintained 3-bedroom semi-detached home offers a thoughtful blend of comfort, functionality, and community living. The main floor is designed with an open, natural flow, featuring hardwood throughout and a bright living room that connects seamlessly to the dining area and kitchen. The kitchen is both stylish and practical, with rich cabinetry and plenty of counter space. Upstairs, the spacious primary bedroom offers a quiet retreat, complete with its own 3-piece ensuite. Two additional bedrooms and a full bathroom complete the level. The basement is framed for a future bedroom, bathroom, and recreation room, giving you a valuable head start on additional living space. Central air conditioning ensures the home stays cool and comfortable through the summer months, while the fireplace in the living room keeps you warm and cozy on those chillier days! Step outside to a sunny south-facing backyard designed for relaxation and gatherings. A large deck sets the stage for barbecues, morning coffee, or evenings with friends, while the yard offers ample space for kids or pets to play. Two rear parking stalls add convenience or space for a future garage. Enjoy the best of lake community living with year-round access to swimming, skating, a clubhouse, and a full calendar of community events. Just steps from parks and schools, and only minutes to shopping, dining, entertainment, the South Health Campus, and the Brookfield YMCA, everything you need is right at your doorstep. With quick access to both Stoney and Deerfoot Trail, you'll stay effortlessly connected to the rest of the city while enjoying all the amenities of Auburn Bay. Whether you're starting out, moving up, or looking to invest, this home combines comfort, flexibility, and an unbeatable location in one of Calgary's

most desirable lake communities. Don’t miss your chance to call Auburn Bay home!