

# \$589,900 - 155 Auburn Bay Heights Se, Calgary

MLS® #A2231195

**\$589,900**

4 Bedroom, 4.00 Bathroom, 1,393 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Fabulous convenient location! Just minutes to South Calgary Health Campus, abundant shopping, public transit, excellent schools and many other amenities. Super easy access to major traffic arteries including Deerfoot Trail and Stoney Trail to assist your daily commute.

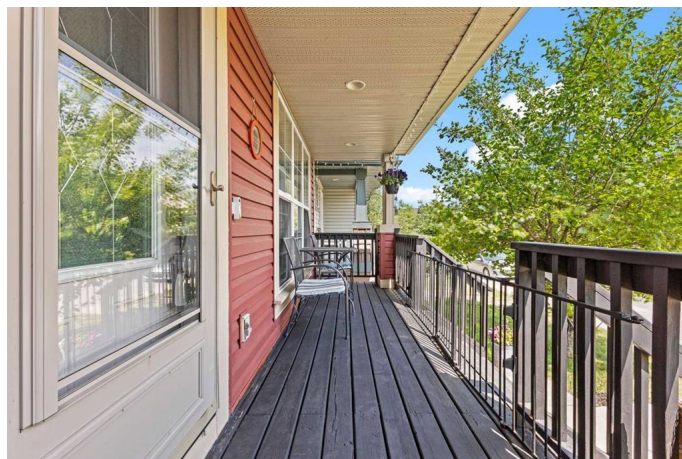
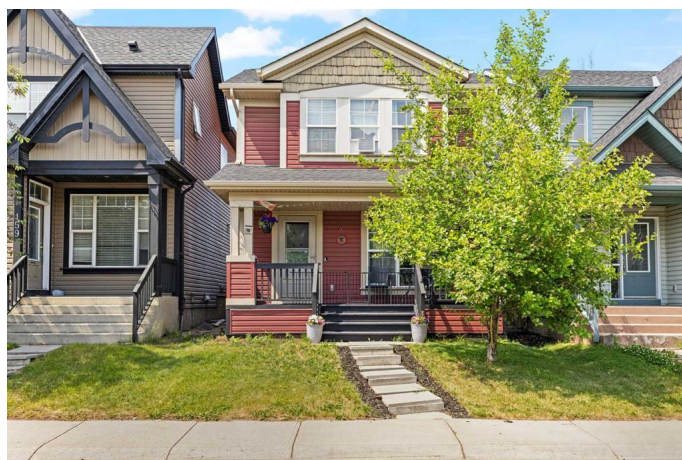
Enjoy year round lake privileges just steps from home in a welcoming neighbourhood!

Open the front door and you are greeted by a cozy living room with a 3 sided fireplace to curl up on those chilly nights. Entertainer's kitchen is spacious and functional ideal for hosting family and friends. Upper level has 3 bedrooms and 2 full baths. Primary bedroom is equipped with a large walk-in closet in addition to the ensuite bath. The basement is fully developed with a good size living area as well as a fourth bedroom and it's own full bath!

Peaceful and private backyard beautifully maintained for relaxing or entertaining.

Fabulous sun exposure...morning sun on the front deck and evening sun in the backyard!

Rear deck and newer double garage completes the outdoor amenities!



Built in 2006

## Essential Information

MLS® # A2231195

Price \$589,900

Bedrooms 4

Bathrooms 4.00

Full Baths	3
Half Baths	1
Square Footage	1,393
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	155 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A7

### **Amenities**

Amenities	Beach Access
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	42
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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