

22 Auburn Bay View SE

Calgary, Alberta

MLS # A2267349

\$569,900

Division:		Auburn Bay	
Type:		Residential/House	
Style:		Bungalow	
Size:		1,011 sq.ft.	Age: 2009 (16 yrs old)
Beds:		4	Baths: 3
Garage:		Double Garage Detached, Oversized	
Lot Size:		0.06 Acre	
Lot Feat:		Back Lane, Back Yard, Rectangular Lot	
Heating:		Forced Air	Water: -
Floors:		Carpet, Hardwood	Sewer: -
Roof:		Asphalt Shingle	Condo Fee: -
Basement:		Full	LLD: -
Exterior:		Wood Frame	Zoning: R-G
Foundation:		Poured Concrete	Utilities: -
Features:		No Animal Home, No Smoking Home, Open Floorplan	
Inclusions:		N/A	

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!