

**556 Auburn Bay Drive SE
Calgary, Alberta****MLS # A2248394****\$700,000**

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Shed, 220 plug in garage for future car charger

Welcome to 556 Auburn Bay Drive SE, a charming three-bedroom, two-and-a-half-bathroom home in the highly desirable LAKE COMMUNITY of Auburn Bay. Just MINUTES from the WATER, this residence offers a warm and inviting atmosphere with thoughtful spaces designed for both everyday living and entertaining. Upon entry, you are greeted by a bright foyer that leads into the main living area and a versatile den. This flexible space can easily serve as a home office, fitness room, or playroom. The kitchen is the heart of the home, featuring granite countertops, a generous island, and abundant workspace—perfect for family meals and gatherings. Seamlessly connected to the kitchen, the living and dining room provides a comfortable and functional setting for spending time with loved ones. Just off the dining room, you'll find the luscious backyard equipped with a generous deck and a BBQ gas line, ideal for summer nights on the grill! Upstairs, a spacious family room offers the ideal spot for movie nights or unwinding at the end of the day. From here, step out onto the balcony overlooking the main drive—a lovely place to enjoy your morning coffee. The primary bedroom is a private retreat with a large walk-in closet and a four-piece ensuite, while two additional well-sized bedrooms and a second four-piece bathroom complete this level. The unfinished basement provides endless possibilities to create a space tailored to your lifestyle, whether that be a home gym, office, or additional living area. Situated in the vibrant community of Auburn Bay, this home offers year-round lake access, with the nearby beach house providing the perfect escape on warm summer days. Shopping centers, schools - both Catholic and Public, and restaurants are all conveniently close by, making this an excellent choice for families and professionals.

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