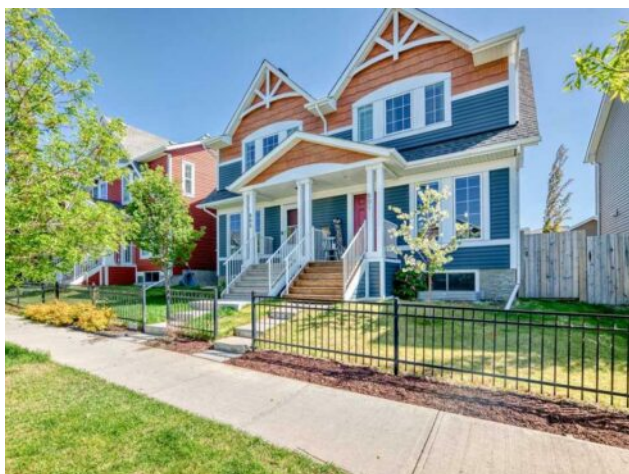


601 Auburn Bay Avenue SE  
Calgary, Alberta

MLS # A2224847



# \$565,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Live the Lake Lifestyle Year-Round in Auburn Bay! Immaculate and move-in ready, this beautifully maintained 3-bedroom home offers the perfect blend of modern comfort, family-friendly design, and lake community living in the heart of Auburn Bay—Calgary's premier four-season lake community. With over 1,599 sq ft of total developed living space, this home includes a fully finished basement featuring a spacious family room, a 4-piece bathroom, a flexible multi-purpose room, and dedicated laundry area. The main floor impresses with 9 ft ceilings, large windows that bathe the space in natural light, and new window blinds for added style and comfort. Step into the welcoming front living room, complete with a cozy gas fireplace, and enjoy meals in the bright dining nook, elegantly framed by a charming bay window. The kitchen is a chef's delight, showcasing extended-height rich wood cabinetry, granite countertops, stainless steel appliances, a new dishwasher, and a stylish tile backsplash. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with its own ensuite, along with a second 4-piece bathroom for family or guests. Step outside to the sun-soaked, south-facing backyard, your private oasis for summer gatherings. It features a large wood patio, privacy fencing, and a lovingly landscaped yard with perennials and produce plants—including raspberries and cherries. Enjoy the convenience of an oversized double detached garage, which is fully insulated and upgraded with a 50 amp circuit—perfect for electric vehicle charging. There's also ample street parking and a very private backyard retreat. As an Auburn Bay resident, you'll enjoy exclusive year-round access to the 43-acre lake, 13-acre park, sandy beach, fishing and boating,

tennis and pickleball courts, gym, beach volleyball, outdoor skating rinks, toboggan hill, splash park, picnic shelters, and more—everything you need to live the active lifestyle you’ve always wanted. This is more than just a home—it’s your entry into a vibrant, lakeside community where every season brings new ways to connect, unwind, and thrive.