



## 22 Auburn Bay View SE, Calgary, Alberta - \$575,000



Main Photo

### Property Description

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!

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