

# \$715,000 - 519 Auburn Bay Heights Se, Calgary

MLS® #A2195077

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,918 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Experience the vibrant lifestyle of the lake community in this stunning home located in Auburn Bay. This meticulously maintained two-story residence features 3+1 bedrooms and an exceptional design. The centerpiece of the home is the NEW kitchen, boasting sleek white cabinets, stainless steel appliances, and timeless backsplashes, all enhanced by imported quartz countertops. A full pantry and a wrap-around eating bar add both functionality and beauty to this space. The living room offers serene views of the yard, while the extended dining room, complete with a cozy gas fireplace, opens to the back deck through sliding glass doors. A conveniently located powder room is found near the entry from the attached garage. Upstairs, a bonus room provides an ideal spot to unwind in the evenings or can serve as an excellent home office. The master bedroom, situated at the back of the home, features an ensuite bathroom and a walk-in closet. Luxurious details such as a soaker tub, dual vanity sinks with quartz tops, and a glass-enclosed shower elevate the space. Both secondary bedrooms are spacious and bright, perfect for family living. Additionally, there is another four-piece bath and convenient upper-floor laundry. The beautifully finished basement includes a bedroom, a large family area, and a roughed-in bathroom, ready for your personal touches. The sunny south-facing backyard boasts a spacious deck and a private, fully fenced yard with fruit trees and a large garden,



perfect for relaxing or entertaining. The front yard is designed for low maintenance, featuring zero-scaping with high-quality artificial turf for year-round curb appeal. Notable features and upgrades include a brand new kitchen (2025), new quartz countertops in the kitchen and bathrooms (2025), new carpet (2025), new luxury vinyl flooring (2025), and a new stove and microwave (2025).Now, let's talk about the location! You're within walking distance of groceries, restaurants, local shops, schools, and Auburn Bay Lake. This community is known for its fantastic annual events, including a fireworks display. With just two turns to reach Stoney Trail, the rest of Calgary is easily accessible. Book your viewing today and be sure to enjoy the virtual tour!

Built in 2005

**Essential Information**

MLS® #	A2195077
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,918
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	519 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0A7

### Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 27th, 2025
Days on Market	48
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.