

# \$599,988 - 199 Auburn Bay Heights Se, Calgary

MLS® #A2245037

**\$599,988**

4 Bedroom, 4.00 Bathroom, 1,449 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

Stunning 4-Bedroom Home in Auburn Bay â€“  
Fully Developed & Move-In Ready!

Amazing opportunity to own this beautifully finished family home in the lake community of Auburn Bay! Featuring 4 bedrooms, 4 bathrooms, and over 2,000 sq.ft. of developed living space, this property has everything you need.

Main floor: Bright, open layout with hardwood floors, a versatile den/home office, and a spacious kitchen with stainless steel appliances, granite countertops, breakfast bar, and corner pantry. The cozy living room offers a gas fireplace and plenty of natural light.

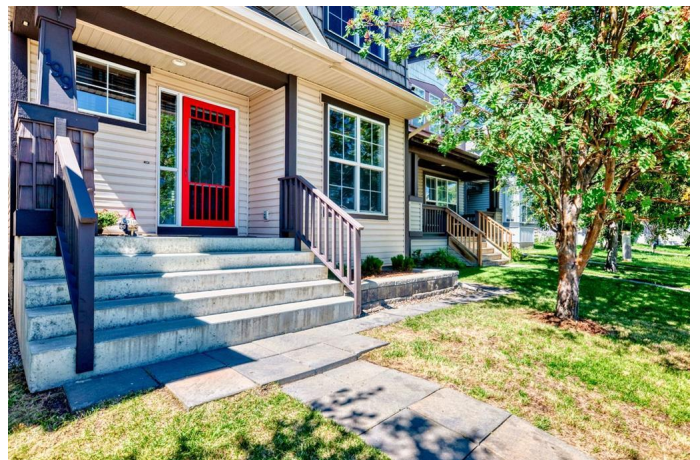
Upstairs: Primary suite with walk-in closet and 4-piece ensuite, plus 2 more bedrooms and a full bath.

Basement: Fully finished with a large media area, 4th bedroom, and 3-piece bathâ€”perfect for guests or teens.

Backyard: Private SW-facing yard, fully landscaped with a large deck and quality fencing.

Additional features: Insulated double garage, walking distance to the lake, schools, parks, and the South Health Campus.

Donâ€™t miss this incredible home take a 3D



tour and book your showing today!

Built in 2006

### Essential Information

MLS® #	A2245037
Price	\$599,988
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	199 Auburn Bay Heights Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A8

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Jetted Tub, No Animal Home, No Smoking Home
Appliances	Microwave, Range, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.