



GRASSROOTS
REALTY GROUP

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42 Auburn Bay Gardens SE
Calgary, Alberta

MLS # A2231521



\$594,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: shed

This is it!! This is your opportunity to live in the award-winning lake community of Auburn Bay!! This 2-storey home is perfect for first time home buyers, downsizers, investors and anyone looking for a spacious well kept home. With over 1700 sq ft, this home is larger than most houses in this category which can be felt when walking through the home. As you enter the house, you are greeted with a bright open concept main floor with high ceilings and rich hardwood floors throughout the main living areas. The spacious living room opens up to a chef's kitchen making this the ideal layout for busy families and entertaining. The kitchen offers espresso shaker cabinets, granite countertops, stainless steel appliances, a large sit up island, loads of cupboard space for storage and is conveniently adjacent to both the living & dining areas. The breakfast nook opens up to a beautiful sunny south deck area & low maintenance yard and is perfect for morning coffees and hosting summer BBQs. As you ascend the open staircase, you are greeted with an open bonus room that is perfect for a home office, TV area or quiet relaxation area. The primary bedroom is well sized and has a perfect en-suite featuring a soaker tub, separate glass shower and an ample sized walk-in closet. Two additional well sized bedrooms, a full 4-piece bathroom and a large upper laundry room complete the second floor. The lower level is awaiting your future plans with plenty of room to work with. In addition to all of this, this house also features central vac and air conditioning for those warm summer days. There is a large parking area behind the fenced yard with space for up to 3 vehicles and has room to build a future garage. Enjoy year-round lake access including swimming, boating, fishing, picnics, tennis/pickleball courts, skating, etc. This home is located within close proximity to shopping, schools,

hospital, transportation, restaurants, grocery stores, and so many more amenities making it the ideal neighbourhood to call home. Book your private showing today!!