



**GRASSROOTS**  
REALTY GROUP

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**74 Auburn Bay Court SE**  
**Calgary, Alberta**

**MLS # A2239685**



**\$749,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan		

**Inclusions:** Storage Shed, Basement Fridge, Basement Hoodfan, All Wall Mounted Shelves, TV Mount & Basement Island

Tucked at the end of a quiet cul-de-sac and just steps from the Auburn Bay Lake entrance, this beautifully updated home blends style, function, and unbeatable location. You'll love the easy lake access right across the street—no need to worry about parking, just grab your paddleboard or skates and go! Inside, the main floor welcomes you with rich hardwood flooring that continues all the way upstairs—no carpet in sight. The heart of the home is the show-stopping kitchen, where two-tone cabinetry is paired with striking gold hardware, granite countertops, and open shelving surrounding the statement hood fan. A large, extended island offers extra prep space and seating beneath modern pendant lighting, while the expanded back cabinetry adds both function and visual appeal. The adjacent living room is equally impressive, featuring a cozy fireplace wrapped in a wood surround in modern grey—a stylish touch also echoed in the front entryway. Combined with the updated lighting throughout, the space feels both elevated and inviting. The main floor also includes a spacious front foyer, a 2-piece powder room, and main floor laundry for added convenience. Upstairs, the east-facing bonus room is flooded with morning light and offers endless flexibility—perfect for a home office, movie room, or kids' play zone. The bedroom wing is smartly separated from the living space, providing privacy for all three upper bedrooms. The spacious primary retreat features a large walk-in closet and a well-appointed 4-piece ensuite. Downstairs, the fully finished basement offers a flexible setup ideal for a live-in nanny, extended family, or independent teenager. This thoughtfully developed space includes a bedroom, 3-piece bath, and an open living area with a wet bar-style kitchenette—featuring cabinetry, a sink, fridge, and hood fan, with room for a hotplate if

desired. It offers privacy, comfort, and great functionality for multi-generational living or guests. But it's the backyard that truly sets this home apart. The sunny, west-facing yard is massive—a rare find in Auburn Bay. With a large deck, room to garden, and plenty of space for kids or pets to play, this is outdoor living at its best. Whether you're drawn to the stylish updates, functional layout, or unbeatable location just steps from the lake, this home delivers it all. Book your showing today—you'll quickly see why homes like this don't come up often.