



GRASSROOTS
REALTY GROUP

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78 Auburn Bay Close SE
Calgary, Alberta

MLS # A2246740



\$689,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,021 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, No Neighbours Behind, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	N/A		

Auburn Bay Lake Access | Gorgeous Family Home | 2,021 SqFt | Main Level Home Office | Open Floor Plan | Expansive Living Space | Large Kitchen | Stainless Steel Appliances | Kitchen Island with Barstool Seating Area | Walkthrough Pantry | Bright with Natural Light | Large Windows | Recessed Lighting | Gas Fireplace | High Ceilings | Main Level Laundry Room | Upper Level Bonus Family Room | 3 Grand Bedrooms | 2.5 Bathrooms | Beautifully Landscaped Fully Fenced Backyard | Deck | Raised Garden Boxes | Front Attached Double Garage | Impeccable Location | Walking Distance to Auburn Bay Lake, South Health Campus & All Amenities! Welcome home to 78 Auburn Bay Close SE, a stunning 2-storey family home boasting 2,201 SqFt throughout the main and upper levels with an additional 799 SqFt in the unfinished basement. This gorgeous home opens to a foyer with great closet storage to keep an organized space. This home offers a perfect blend of modern design and functional living. The main level boasts an open-concept layout with high ceilings, expansive windows, and a seamless flow between the kitchen, dining, and living areas—perfect for entertaining. The kitchen is outfitted with incredible cabinet space, stainless steel appliances, laminate countertops and a large centre island with barstool seating space. The kitchen is paired with a walk-through pantry that connects to the laundry/mud room and double attached garage making every grocery delivery easy! The main level is bright with natural light beaming through the large windows that frame the dining and living rooms. The dining room has a sliding glass door that leads to your back deck and polished backyard making indoor/outdoor living easy. The living room is centred with a gas fireplace adding both comfort and style to this space. The main level office is a true bonus to anyone

with a work-from-home lifestyle or it can be used as an additional seating area. This level is complete with a 2pc powder room. Upstairs was designed for comfort with a grand family room and 3 sizeable bedrooms all with plush carpet flooring. The primary bedroom is a private oasis with a deep walk-in closet and personal 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower and a double vanity with great storage below. Bedrooms 2 & 3 are both a great size; these share the 4pc bath with a tub/shower combo. The family room is bright and airy making it your go to evening relaxation space- unwind, relax and have a family movie night! Downstairs is an unspoiled basement with a blank canvas ready for your future development. Outside is a statement piece backyard; a glorious wooden deck with a privacy screen to the neighboring lawn provides you with a space to share with friends. Off the deck are raised garden beds for you to work on your green thumb. The fully fenced lawn space is bordered with a garden of beautiful shrubbery and flowers. You won't want to miss out on this home; hurry and book a showing at this beautiful family home today!