

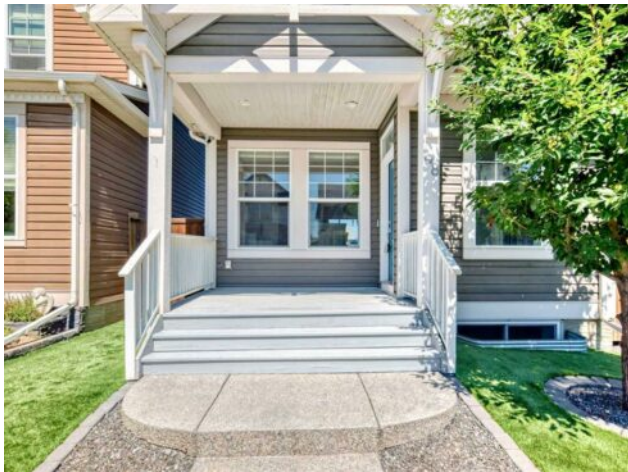


GRASSROOTS
REALTY GROUP

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48 Auburn Bay Crescent SE
Calgary, Alberta

MLS # A2247894



\$659,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Front Yard, Paved, Rectangular Lot, Treed, Zero Lot Line		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound

Inclusions: na

STUNNING HOME in Auburn Bay with FULLY DEVELOPED BASEMENT, TOTAL OF 4 BEDROOMS 4 BATHS. OVERSIZED GARAGE, dry-walled, insulated, WIRED 220V. HIGH-END FINISHINGS; HARDWOOD floors, CERAMIC TILE, LARGE CENTRAL ISLAND with GRANITE countertops, dark maple cabinets, tiled backsplash, crown mouldings & trims, window coverings and STAINLESS STEEL appliances. SPACIOUS living areas with functional, bright & open concept. OPEN STAIRCASE with SKYLIGHT & SPINDLE RAILINGS . Generous sized bedrooms, bathrooms with GRANITE countertops and under mount sinks. MASTER BEDROOM with WALK-IN CLOSET & 3 PC ENSUITE. 2ND BEDROOM can be converted back to a bedroom or you can enjoy the large dressing room with elegant cabinetry & finishings, GOOD SIZED 3RD BEDROOM and a FULL BATH completes the upper level. FINISHED BASEMENT is complete with HUGE REC ROOM , 4TH BEDROOM , BATHROOM & LAUNDRY ROOM. Great backyard with cedar deck, pergola with hot tub ready connections and stamped concrete patio. Nice front yard landscaping with artificial turf and amazing stone paved walk paths. Auburn Bay offers year-round activities including Lake access and playgrounds, steps away to the pond & walking paths, close to all amenities, hospital and schools ! CALL NOW to VIEW !!! MAKE THIS WONDERFUL FAMILY HOME YOUR OWN TODAY !