



GRASSROOTS
REALTY GROUP

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119 Auburn Bay Close SE
Calgary, Alberta

MLS # A2257814



\$749,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	n/a		

Spectacular 5-bedroom, 4.5-bathroom home located in the sought-after lake community of Auburn Bay, just a 2-minute walk to private lake access! Step inside to an open-concept main floor with soaring 9' ceilings, a chef's kitchen featuring an oversized island, granite countertops, ceiling-height cabinetry, corner pantry, and tile flooring through-out.. The vaulted living room is anchored by a stunning floor-to-ceiling stone wood-burning fireplace which is the perfect space for entertaining. Sliding patio doors lead you to a landscaped backyard complete with deck, stone patio, outdoor fireplace, mature trees and perennials, and a side sliding gate for RV parking access. Upstairs you'll find 4 spacious bedrooms including a primary retreat with walk in closet, vaulted ceiling, jetted tub, and separate shower. The fully finished basement with 9' ceilings offers a recreation room with built-in bar and fridge, 5th bedroom, full bath, and plenty of storage. Additional features include built-in speakers throughout, laundry with granite counters and sink, roughed-in gas to the garage and roughed-in vacufllo system. Living in Auburn Bay means year-round access to the lake and clubhouse; enjoy swimming, kayaking, fishing, tennis, skating, and community events just steps from your door. The location is unbeatable, with quick access to the shops and restaurants of Seton, the Brookfield YMCA, Cineplex, and the South Calgary Health Campus. This is more than a home — it's a lifestyle, offering both elegance inside and an incredible community at your doorstep.