



GRASSROOTS
REALTY GROUP

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437 Auburn Bay Drive SE
Calgary, Alberta

MLS # A2261082



\$810,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: wall mount electrical fireplace in bonus room

Fall is Here and this cozy home is featuring over 3000sq ft of beautiful living space. The owners have extensively renovated it. The West backyard was refreshed so that it becomes your oasis. Inside? Wow: no carpets here just quality laminate, new paint, blinds & light fixtures, a main floor French doors office to run your home-based business, a major kitchen upgrade with new kitchen appliances & renovated island and also a powder room upgrade. The basement will be warm as there is IN-FLOOR heating too. It has all you need: a full bath & bedroom and a LARGE family room. All developed by a professional contractor with City permits in place. Your cars will be comfortable in your double attached & insulated garage. Upstairs: 2 good size bedrooms sharing a bath and the beautiful MASTER with a 5-piece bath & walk-in closet. Also here a French door Bonus room opening up to a cute balcony to enjoy the sunny crisp mornings with your warm coffee.. and a wall mounted electric fireplace for your enjoyment. The main floor is perfect for entertainment with a beautiful & large kitchen area, a powder room & laundry too! Do you like to be outdoors? Enjoy ALL SEASONS FUN at the Auburn Bay LAKE, right in your community... what a treat! This community has schools (you are across from one), shopping galore, entertainment & quick drive to the LARGEST YMCA in the World, the library, the cinemas and so much more! Also quick access to major routes like Deerfoot & Stoney! This is your home! Just move in and enjoy!