



GRASSROOTS
REALTY GROUP

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128 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2282079



\$950,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,298 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Views		

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

Features: Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Murphy Bed in Bonus Room, Shelf in Living Room, Shelf in 2nd Bedroom, Two Shelves in Third Bedroom, TV Brackets in the Bonus Room and Second Bedroom

OPEN HOUSE are Sat Feb 7th from 2-4PM and Sunday Feb 8th from 1-4PM! Wow! Check out the view of the lake from the bonus room in this well kept, amazingly located home! As you enter this home you have a main floor office space that's perfect for the work from home professional. As you make your way through to the main floor living spaces you will LOVE the central kitchen which features a walk through pantry, ample gorgeous two toned cabinetry, granite countertops, subway tiled backsplash, gas cooktop, wall oven and microwave and upgraded lighting. The dining area adjacent to the kitchen is big enough for a large dining table, the living room features a gorgeous tiled fireplace wall, modern industrial shelving, and plenty of natural sunlight! The main floor is completed with a huge mudroom, a half bath for your guests and views of the back yard from the back of the house. Upstairs is amazing and features a huge bonus room drenched in sunlight with soaring vaulted ceilings and EPIC views of the LAKE! down the hall there is a large laundry room with loads of cabinets for storage and a sink and it also connects directly to the walk in closet in the primary bedroom! The primary bedroom is a great size and features a spa like ensuite bathroom with an XL steam shower, heated floors, separate soaker tub, huge walk in closet with built ins, dual sinks and lots of storage! There are 2 additional bedrooms and another full bathroom for the kids upstairs! The basement is fully finished with a wet bar, huge rec room, a 4th bedroom and another full bathroom (also with heated flooring) This house has it all! Lake Views, amazing location, HEATED oversized garage, tankless hot water heater, A/C, beautiful upgrades, dog run, built in speakers in the basement, water softener, easy access to all the areas amenities, schools, parks, playgrounds,

transit right outside your front door, off leash dog park, YMCA, the Hospital, tons of shopping, restaurants, pubs and easy access to Deerfoot and Stoney Trails! This one is truly a winner that checks all the boxes!