



**GRASSROOTS**  
REALTY GROUP

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**307 Auburn Bay Circle SE  
Calgary, Alberta**

**MLS # A2286349**



**\$475,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 343
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** TV bracket in the living room

OPEN HOUSE on Sunday Feb 22nd from 1-4 PM! WOW! Check out your new home in the heart of Auburn Bay that is literally a 5 min walk to the 4 season LAKE and in very close proximity to the YMCA, Hospital, restaurants, shops, off leash dog park, transit, schools and SO much more! This is an awesome layout and floor plan that gives everyone the space they need! As you enter the main level you have access to the attached garage and a few stairs will take you down to the finished basement that has a 3 piece bathroom and a den/office or bedroom to use however you wish! As you head up to the main living areas you will absolutely LOVE the soaring vaulted ceilings in the living room area which also has access to the back yard! As you make your way up to the kitchen level you have a functional kitchen with quartz countertops, black appliances, ample cabinet and counter space, pantry area, tiled backsplash and lots of natural sunlight! This level is completed with a large dining area that overlooks the living room area and a half bath for your convenience! Upstairs features 2 large bedrooms that BOTH have walk in closets and 4 piece ensuite bathrooms and the laundry room is also upstairs for easy access! You will ALSO love the other awesome features of this home like Central A/C, attached garage, private fenced yard and patio area, lovely common spaces in the complex and reasonable condo fees! Come and check out your NEW HOME and start enjoying the lake lifestyle :)