



**99 Auburn Bay Manor SE
Calgary, Alberta**

MLS # A2295758



\$615,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry		

Inclusions: N/A

Welcome to this immaculately maintained home in the sought after community of Auburn Bay! The main level features oak hardwood floors, a spacious living room with a 3-sided fireplace, a dining room and kitchen with ample cabinet and counter space, as well as stainless steel appliances including a gas stove/convection oven! Upstairs you will find the primary bedroom with a 3pc ensuite, 2 additional well-sized bedrooms and another 4pc bathroom. The basement is fully finished with a living room, an additional bedroom, a 4pc ensuite bathroom and extra storage space. The backyard features a beautiful 3-level deck and a double detached garage with a paved alley! Upgrades to this home include a NEW roof (2021), a recently treated deck (2021), a Kinetico water softener and a Nilfisk central vacuum system. The home is fully wired with CAT5 for those working from home. With it's close proximity to the lake / club house, the hospital, the YMCA and many shops / restaurants, this home has it all.