



GRASSROOTS
REALTY GROUP

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150 Auburn Springs Boulevard SE
Calgary, Alberta

MLS # A2295946



\$760,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,077 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Many Trees, No Back Lane, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed, Curtain Rods and Blinds

OPEN HOUSES on Saturday March 28th & Sunday March 29th from 1-4 PM! WOW! This home is immaculate and ready for a new family to love it as much as the current one has! As you enter you are greeted with gleaming hardwood flooring that runs throughout most of the main floor and as you make your way through to the living areas you will love the generous dining area with sliding doors to the back yard and drenched in natural light! The living ALSO has wall to wall patio doors to let in ALL the light as well as a cozy gas fireplace and plenty of room for your furniture! The kitchen is awesome - featuring a gas stove, beautiful white cabinetry, a large functional island with a bench, granite countertops, walk through pantry, tiled backsplash and pot lights! The main floor is completed with a half bathroom and a mudroom with storage locker style storage. Let's make our way upstairs and check out the large bonus room, a primary bedroom with a full ensuite bathroom and a walk in closet! There is also 2 additional bedrooms, another full bathroom AND the laundry room! The basement is completed as well and it has a 4th bedroom, large rec room for the kids and another bathroom! Plenty of storage everywhere, a wonderful yard space with a deck AND a patio, a location that can't be beat that is right across from a school, playground and transit! The LAKE is just a short 10 min walk down the street and you are also just minutes away from the hospital, YMCA, Theatre, off leash dog parks, a multitude of restaurants, shops, bars and so much more! Come and check out your new home today!