



**119 Auburn Bay Avenue SE
Calgary, Alberta**

MLS # A2301588



\$1,299,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,985 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pool table

Welcome to this spectacular, modern estate home, located in one of Calgary's sought after lake communities. Boasting over 4200 sq ft of developed living space this home is steps away from semi private dock on Auburn Lake. Open concept design with floor to ceiling windows for amazing views and natural light. Features include high end finishing, espresso hard wood floors, beautiful front entry that leads to living room with gas fireplace. Expansive gourmet kitchen with granite island, built in Jenn-air appliances, 5 burner gas stove with prep area and bright spacious bright eating area. 2 pc. bathroom rounds out the main floor. Upper level offers 3 bedrooms + 3 bathrooms. Grand bonus room with extended play area and upper floor laundry. The lower finished basement offers granite wet bar, large rec room, full bathroom and 2 additional bedrooms. The home offers central air. Oversized 2.5 car attached garage. The south backyard is fully fenced and landscaped and steps to the lake. Welcome to year round lake living. This home has so much to offer, too many features to list, it must be viewed to be appreciated. 119 Auburn Bay Avenue SE