



**559 Auburn Bay Heights SE
Calgary, Alberta**

MLS # A2139121



\$735,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,835 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Data		

Inclusions: shed, greenhouse, pergola

Welcome to this well located home in Auburn Bay with a total of 2400 sq ft of developed space! Just a short walk down the street to the year round Lake! (Your kids will love you for buying this home!) As you enter you are greeted with high vaulted ceilings with views into the living room/kitchen areas and hardwood flooring runs throughout most of the main floor! The kitchen is well laid out with plenty of counter and cabinet space, corner pantry, island, gas stove and a 6 month old dishwasher! Adjacent to the kitchen are the dining area and the living room with a corner gas fireplace. The main floor is completed with a laundry room (dryer is brand new), half bath and access to the attached garage. Upstairs you will love the open bonus room with beautiful built ins, across the hall leads you to the 3 bedrooms and the full bathroom! The primary bedroom has a walk in closet and a full ensuite bathroom and the 2nd and 3rd bedrooms are a great size as well! There is a professionally developed basement here with TWO more bedrooms (yes, this is a FIVE BEDROOM HOME) a rec room and an additional bathroom! The other bonuses here are 2 year old shingles, Central A/C, newer hot water tank, great location that is walkable to the hospital, theatre, YMCA, numerous shops, restaurants, pubs and so much more! Easy access to Deerfoot and Stoney Trails as well...this is a great home, come and have a look!