



**384 AUBURN BAY Boulevard SE**  
**Calgary, Alberta**

**MLS # A2139676**



**\$705,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** na

Welcome to this NEWLY PAINTED, NEW CARPET INSTALLED, GORGEOUS, well maintained 4-bedroom home in Auburn Bay Lake community, and enjoy lots of amenities, which offers endless activities throughout the winter and summer months. This beautiful homes with a lengthy list of upgraded features. Central Air-conditioning, 9' ceilings, Hardwood flooring, central vacuum system, a cozy fireplace, bathtub and more. The kitchen is a chef's delight, with stainless steel appliances and a breakfast nook. A fully finished basement with a very nice layout of the huge rec room, storage, an additional bedroom, and bathroom for your enjoyment. The large backyard with a beautiful landscape retreat and a hot tub area, is ideal for entertainment, with lots of room for the kids to play. All of this is very close to amenities including: restaurants, bus services, lake, cafes, shopping area, South Calgary Hospital and much more. Easy get away via Stoney Trail and Deerfoot Trail PRICED TO SELL, and a must see.