



GRASSROOTS
REALTY GROUP

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214 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2143489



\$700,000

| | | | |
|-----------|------------------------|--------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,972 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Level | | |

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

Inclusions: N/A

A great 4 bedroom home located just a few steps from the lake in Auburn Bay. Enjoy lots of large bright windows, hardwood floors and a spacious kitchen featuring a large island and corner pantry. A spacious family room offers a warm corner gas fireplace and lots of room for entertaining. Step out on to a nice deck for a bar-b-q and enjoy the back yard on those nice summer nights. The convenience of main floor laundry and a nice dinning/flex room allow many different ways of enjoying this home. Upstairs you have a big primary bedroom features a walk in closet, ensuite with soaker tub, a shower and a bright and sunny skylight, as well has 3 other bedrooms with a 4 pc bathroom. The well developed basement provides a den, games area, and rec room/theatre area as well as a 3 pc bathroom. Great access to the new hospital, 22X, the Deerfoot trail and shopping, make this family home one to see!