



**753 Auburn Bay Boulevard SE
Calgary, Alberta**

MLS # A2146706



\$850,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lake, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Laminate Counters		

Inclusions: N/A

Pride of Ownership. Immediate Possession. Air Conditioned. Hardwood flooring. Maple Cabinets. .Kitchen Island. Stainless Steel Appliances. Enjoy your Summer at the LAKE. Fully Landscaped. No maintenance exterior. Canine Artificial Turf Lawn, Hot Tub, west exposure Deck enjoy the evening sun. Patio. Gas for the Barbeque on te Deck. Rear Alley is Paved. Great for Road Hockey. Lacross. All Season Celebright permanent exterior lights. Media/Theatre Room with projector, speakers and screen. Upstairs BONUS Room Pool Table, Ping Pong Top. Bright and Spacious. Main Floor and Lower Laundry Options. Main Floor Office. Extra High Ceilings. Open Concept. 2 Laundry areas main floor and lower level. 4 Bathrooms Total. 4+ Bedrooms. Central Vac System.The Bus Stops Here. Across from Green Space. Garage is heated with New Doors and Soft Closing Door Openers. Basement is Developed with RAISED sub floor, additional Bedroom. 3 Piece Bathroom. Flex/Exercise Area. Walk to South Campus Hospital. Subdivision of Choice.