



**GRASSROOTS**  
REALTY GROUP

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**8 Auburn Springs Boulevard SE  
Calgary, Alberta**

**MLS # A2149803**



**\$819,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,462 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Greenbelt, Landscaped, Level, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

OPEN HOUSE SUNDAY JULY 28 TH.; 12:30 to 3:00 PM. WALK to South Health Campus, SIDING on to a PARK for ADDED PRIVACY. LARGE KITCHEN with WHITE CABINETS accented with STAINLESS STEEL APPLIANCES, GRANITE Counter TOPS, ISLAND, CORNER PANTRY. Dining room with access door to deck. OPEN floor plan with GREAT ROOM with TILE surround Fireplace and elegant Feature wall. Main floor DEN/OFFICE, power room, and beautiful HARDWOOD FLOORING. BIG MASTER BEDROOM with 5 PCE EN-suite with HIS/HER sinks, DEEP SOAKER TUB, SEPARATE SHOWER, TILE FLOORING. WALK-in closet with shelving & organizers. Other TWO bedrooms are also a generous size serviced by the main 4 Pce bathroom. Bonus room with sliding doors to COVERED BALCONY with awesome views to the SOUTH (Very Nice). LARGE wide open span basement with BIG WINDOWS and Roughed-in plumbing. CENTRAL AIR CONDITIONING. PRIVATE fenced back yard with view to park area. SHORT WALK to AUBURN BAY BEACH, Bayside Elementary school, Joane Cardinal-Schubert School, YMCA, and MAJOR Shopping. THIS home shows well inside and out.