



GRASSROOTS
REALTY GROUP

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8 Auburn Bay Lane SE
Calgary, Alberta

MLS # A2204534



\$842,500

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Many Trees, Rectangul		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Lamp in Back Yard, Dresser in Master Bedroom Closet. All included Goods listed, in AS IS Condition

Stunning and almost as rare as a unicorn. Four Bedrooms up and one down (5 bedrooms total), plus a den. Beautiful family home in the heart of Auburn Bay Heights. Six minute walk to the Lake or South Health Campus hospital. It does not get much more perfect than this for location. This family home has been loved by the current owners. Pride of ownership shows throughout. As you enter through the front door, the 17 foot vaulted ceiling exudes opulence. The main floor is open and perfect for entertaining, the flooring on this level is only a couple of years old and shows like new. The kitchen is well thought out, the counter space will give you ample room when preparing meals for your loved ones, look at that pantry. The large dining area is ready for those family dinners where you will enjoy making new memories after a day at the lake. The office (den) Laundry room and 2 pcs bath complete this level. Now let's go upstairs. The master Bedroom is massive. Plenty of room for your king size bed. Walk into the 5 pcs ensuite and take it all in. Plenty of room for two people getting ready for a night out. Now let's go into its own large walk in closet. There are three more bedrooms on this level, plus another 5 pcs bathroom as well as bonus flex space for computers or crafting. Down the stairs and into the basement, You will find the 5th bedroom, family room, games area and wet bar. The Shingles, and Eaves trough were replaced two years ago. The garage has plenty of room. Did you notice the extra wide driveway? The backyard is awaiting your landscaping ideas. Pet Friendly Don't forget to ask your REALTOR to check private remarks for additional information.