

536 Auburn Bay Heights SE Calgary, Alberta

MLS # A2221574



\$700,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Wardrobe closet in Primary bedroom

Welcome to this immaculate family home in the sought after southeast LAKE community of Auburn Bay. This home is surrounded by walking paths and parks and just STEPS from the lake! It is walking distance to shops, stores, restaurants and cafes and it is in close proximity to schools, day cares and both highways; Deerfoot & Stoney Trail which ensures easy and great commuting ! This very cozy home welcomes you with a south facing front porch leading you into the large front foyer, a mudroom off the garage with laundry, and 2 pc bathroom. Moving into the living space you'll find the perfect layout for the family to relax together, with a warm brown flooring throughout the entire main level, a cozy family room with a gas fireplace and laminate floors, a dining room big enough to host family dinners of all sizes and a perfectly laid out upgraded kitchen with beautiful stainless steel appliances, boasting with 2 tone modern colour and a large pantry ! The kitchen overlooks the backyard for you to watch the kids while making dinner! The back patio door leads you out onto the large composite deck, setup for your gas BBQ, then into your landscaped yard with raised gardens and a second relaxing patio! Upstairs you'll find a large primary bedroom with a walk-in closet and a 4 piece spa like ensuite, 2 more good sized bedrooms, a 4 piece bathroom with linen closet, and a bonus room! The finished basement brings a full 4 piece bathroom, 2 bedrooms (with extra deep closets), 1 with a functional sink that could be used as a salon or craft room (sink can be easily removed as well). This well cared for home has a brand new hot water tank, gas line to the deck and the garage, garage is insulated and drywalled too! This home is sure to impress, don't miss out !