



GRASSROOTS
REALTY GROUP

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193 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2254252



\$909,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Beach, Close to Clubhouse, Lake, Landscaped, Low M		

Heating:	Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	air conditioner		

…. LOCATION.. LOCATION.. stone throw to Lake Auburn Bay beach, your family to enjoy endless lake activities right at your front doorsteps , and how about watching the spectacular annual fireworks over the lake from your bonus room upstairs. Walking distance to the South Health Campus, shops , bus, schools and all amenities. This home has so much to mention:.. recently brand new roof - mostly everything newly renovated the last 2 years with top notches interior: new kitchen with huge island - appliances - opened to above ceiling living room - mainfloor office room - new engineered hardwood floor on mainfloor and upper level- new bathroom & tub- new light fixtures - Fully finished basement with 1 bedroom and full bathroom, and an opened family rec/room with electric inserted fireplace, House completed with total 4 bedrooms, master bedroom with 5 pieces ensuite, and spacious bonus room. Full size deck off dinning room , house with air conditioning for your hot summer days, the pergola on huge deck, good size backyard for your entertain. This is a "must" to see and ready to move in , so proud to call it " home" .