



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

**MLS # A2298859**



**\$784,800**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,120 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings		

**Inclusions:** wardrobe in laundry room

**\*MAKE YOUR FIRST VISIT THROUGH THE 3D TOUR\* AMAZING LOCATION & SITUATION.** This beautiful home has three amazing reasons to be your next home: 1) You get to watch your kids walk to school from your house as it is located 30 seconds from Auburn Bay School (K - Grade 5). 2) This home sides onto a green space + park + pond. 3) It has a fully finished walkout basement. This 2,100+ sqft home is located within the sought-after lake community of Auburn Bay. Inside the home the open-concept main floor features 9-foot ceilings and a spacious kitchen with grey cabinetry, granite countertops, stainless steel appliances, a central island with eating bar, and a corner pantry. The dining area opens onto a deck with a BBQ gas hookup and built-in wiring for two speakers, making it perfect for entertaining. The inviting living room offers a cozy gas fireplace with mantle and included. The main floor also includes a convenient 2-piece powder room, laundry area, and a private den with French doors. Upstairs, you'll find a large bonus room ideal for family movie nights. The generous primary suite features a walk-through closet and a 4-piece ensuite with oversized Steam shower & bidet. Two additional well-sized bedrooms and another full 4-piece bathroom complete the upper level. Moving to the basement you will find a spacious and open living space with easy access to the walkout door. Just off the living room is an updated bathroom and a fourth bedroom! Also included in the basement is a wet bar with cabinetry and a refrigerator. Outside has artificial turf and a poured walkway to the backyard. Enjoy the stairs off the deck to get up or down from the backyard. Make this your new home today!