



72 Auburn Bay Avenue SE  
Calgary, Alberta

MLS # A2302370



**\$689,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,888 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** Storage Shed, Solar Panel System, Security System

Welcome to this warm and welcoming 2-storey family home nestled in the desirable lake community of Auburn Bay. This beautifully maintained residence offers 3 spacious bedrooms, 2 full bathrooms, a convenient half bath, upper level bonus room, along with a double attached garage. With energy efficiency in mind, it features solar panels that generate over 7,500 kWh of electricity each year. Also, triple-pane windows with UV protection for superior insulation against both heat and sound (installed 2024 w/ 25 year warranty), double-cell cellular window shades, black-out shades on all west-facing windows & central A/C. This home even provides a comprehensive 8-camera Lorex self-monitoring home security system. As you enter through the grand two-storey high foyer, you're greeted by soaring 9 foot ceilings that flow throughout the main level. The open concept layout seamlessly connects the living, dining, and kitchen, all brightened by large windows that fill the home with natural light. Tile flooring runs throughout the main, with a rich hardwood accent in the living area. The heart of the home is the spacious kitchen, complete with abundant cabinetry, a stylish tile backsplash, walk-in pantry, and premium dark stainless steel Frigidaire appliances installed in 2024. A large central island provides extra workspace, a stainless steel sink, plenty of storage, breakfast bar, and elegant pendant lighting. The adjacent living area features a cozy gas fireplace, while the dining space opens directly onto the spacious deck that's ideal for summer BBQs or watching the kids play in the yard. The deep backyard is nicely landscaped with established trees and bushes, garden beds, fire pit, and a storage shed. A 2-piece powder room and convenient main floor laundry room complete this level. Upstairs, the primary bedroom is a peaceful retreat with

a luxurious 5-piece ensuite bathroom boasting double sinks, a deep soaker tub, a walk-in glass & tile shower, beautiful tile flooring, and an expansive walk-in closet. Two additional good-sized bedrooms share a 4-piece bath with tile flooring, a tub/shower with tile surround, and built-in shelving for linens and storage. You'll also love the bonus room with large west facing windows, flooded with natural light and perfect for a home office, play area, or cozy media space. The unfinished basement offers a blank canvas with roughed-in bathroom plumbing, ready for your personal touch. Located in central Auburn Bay, this home sits peacefully away from highway noise while still benefiting from bus routes and regular snowplowing. It's a vibrant lake community centered around a stunning 43 acre freshwater lake - offering access to year round fun including swimming, kayaking, fishing, and winter ice skating. With a 5 minute walk to four different schools and numerous parks, plus quick access to the popular Dog Park and scenic Greenway trails, you're also just a short drive from South Health Campus.