



**172 Auburn Bay Avenue SE  
Calgary, Alberta**

**MLS # A2303345**



**\$1,125,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,771 sq.ft.	<b>Age:</b>	2013 (13 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, Few Trees, Front Yard, Landscaped, Lawn, Level, Treed		

<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** garage shelving, 2nd bar fridge in the basement, TV bracket in kitchen, TV bracket in bonus room, hot tub, fridge and freezer in mechanical room

OPEN HOUSE on Sunday May 3rd from 12-2 PM! WOW! This former Jayman show home is sure to impress as soon as you pull into the driveway! Let's go inside and take a tour starting with the spacious entryway that leads you through to the main floor dining room that doubles as a great sized office space! The kitchen is the heart of this home and is a chefs dream with a huge island with a waterfall granite countertop, the rest of the kitchen has quartz countertops, there are high end Jenn-Air appliances including a gas range with a built in griddle, built in wall oven, microwave and a warming drawer, LOADS of maple cabinets, pantry, mosaic tiled backsplash and an extended space with a wine fridge, wine rack and extra storage space! The dining area is adjacent to the kitchen and has access to the back yard and huge upper deck! The living room will fit ALL of your furniture and features a beautiful tiled gas fireplace! The main floor also has maple hardwood throughout, a convenient half bathroom, a spacious mudroom with access to the garage. Let's head upstairs to continue the tour ~ There is a huge primary bedroom with plenty of natural sunlight, coffered ceilings, an ensuite that you will LOVE with his and hers closets and sinks, separate beautiful soaker tub, shower, make up counter AND heated floors! Down the hallway there is 2 additional bedrooms that are both a great size, a huge bonus room with wall to wall windows and EPIC VIEWS of one of Calgary's BEST lakes! In addition to all of THAT there is another full bathroom for the kids and a large laundry room upstairs for ultimate convenience! The fully finished basement has a newly renovated full bathroom with heated floors, double sinks and a huge shower, a linen closet as well as an extra closet for more clothes storage! A great sized rec room, plenty of windows everywhere, a gorgeous wet bar with a 2nd wine

fridge and the wine lovers will LOVE the wine storage room! And to top it all off there is a 4th bedroom with a large window to complete the basement! If this wasn't enough for you there is ALSO 36 solar panels that were recently installed, 2 furnaces, 2 A/C units, a hot tub, massive deck area, upgraded high end Hunter Douglas blinds throughout, no maintenance yard, custom curtains, built in speakers throughout the home and coffered ceilings in the dining room, bonus room and primary bedroom! All of this awesomeness in a beautiful home that has been lovingly maintained in one of Calgary's premier lake communities, close to transit, schools, parks, playgrounds, off leash dog park, South Health Campus, YMCA, VIP theatre, an abundance of shops, restaurants, pubs and so much more! This is an amazing opportunity ~ don't wait!