



GRASSROOTS

REALTY GROUP

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**74 Auburn Bay Gardens SE
Calgary, Alberta**

MLS # A2319895



\$599,800

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: White couch in basement

OPEN HOUSE TODAY JUNE 27TH FROM 2-4PM! Located on a huge corner lot with a south facing backyard and no neighbors to the West, this Belvedere floor plan has been meticulously maintained! With 4 bedrooms and 4 bathrooms across nearly 2,200 sq/ft of living space, this home offers one of Auburn Bay's most attractive floor plans and is LOADED with upgrades. Walking inside you'll immediately notice the pristine hardwood floors, gas fireplace, spacious living room and additional upgraded west facing windows. The kitchen features an open-to-above space, high-end cabinetry, under-cabinet lighting, granite countertops, stainless steel appliances, and a wall pantry. The main floor includes a formal dining room, a half bathroom and access to your backyard. Upstairs you have a primary retreat with a 4 piece en suite, a walk-in closet and room for a king size bed. The two secondary bedrooms are across the walkway and share a 4 piece bathroom. Heading downstairs to your finished basement with 9ft ceilings, you'll find a recreation/workout space, your 4th bedroom with a three-piece ensuite with a walk-in closet. The basement is complete with laundry, mechanical room and storage. Stepping out to your south facing backyard you'll love the large deck with a gas line and the oversized 22x22 poured concrete parking pad, which is ready for a garage. This large corner lot is hard to find and allows for unlimited parking, a quiet street, and no neighbours to the West. During the daytime you won't need to worry about heat because this home is equipped with AC and at night you'll be able to sit on the deck and admire your Gemstone lights. This home is located just steps from a playground and pond while being a short driving to Schools, Auburn Bay Lake, South Calgary Health and all Auburn Bay has to offer!