



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

114 Auburn Bay Crescent SE
Calgary, Alberta

MLS # A2321622



\$575,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

WOW! This is a much sought after Belvedere floor plan that is in a great location and close to Auburn Bay LAKE! This floor plan always impresses with it's open to above central living area, a good sized living room as you enter with a cozy gas fireplace to enjoy on those cool nights! Plenty of natural sunlight on the main floor and a central kitchen that features granite countertops, stainless steel appliances, loads of cabinet and counter space and soaring open ceilings to above! The rear of the home features a generous dining area, a half bathroom and access out to the back yard. Upstairs you will appreciate the 3 bedroom floor plan and the primary has a walk in closet and a full ensuite bathroom! The other 2 bedrooms are a good size and there is another full 4 piece bathroom for the kids! The basement is fully finished with a large rec room, a 4th bedroom, a 2 piece bath (lots of room to add a shower if needed) Laundry room and plenty of room for storage as well! All this AND you are a short walk to the lake, close proximity to shops, restaurants, pubs, the YMCA, hospital, VIP Theatre, major roadways like Deerfoot and Stoney, public transit, parks, playgrounds and schools! This one is a great home at a great price!