



GRASSROOTS
REALTY GROUP

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142 AUBURN BAY Heights SE
Calgary, Alberta

MLS # A2324823



\$539,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Storage		

Inclusions: N/A

Back to Market Due to Financing! Welcome to your new home! Amazing opportunity to own this STUNNING family home in the lake community of Auburn Bay. This home is FULLY DEVELOPED on all 3 levels + offers a total of 3 BEDROOMS (possible to build a 4th!) + 4 WASHROOMS. The main level has VINYL & LOW MAINTENANCE CERAMIC TILES FLOORING + offers an ideal main floor DEN/OFFICE space. The kitchen is a fantastic entertainment space with NEWER STAINLESS STEEL APPLIANCES, hard MAPLE cabinetry, LAMINATE COUNTERTOPS with a BREAKFAST BAR + a CORNER PANTRY. The living room offers plenty of natural light along with an ambient GAS FIREPLACE. Upstairs, the MASTER RETREAT offers a WALK IN CLOSET + a 4 PC ENSUITE. Two other good sized bedrooms + a 4 PC BATH round out this level. The FULLY FINISHED BASEMENT offers a great media space, a games room which can be transformed into a 4th bedroom + a 3 PC Bath and the laundry room featuring BRAND NEW WASHER & DRYER. The SECLUDED + PRIVATE SOUTH FACING backyard is fully landscaped with a BBQ GAS LINE + FULL fencing. Fantastic walking distance to the LAKE + South Health Campus + STRIP MALLS. You can ask your mortgage broker about their PURCHASE PLUS IMPROVEMENT COST PROGRAM to add a Double GARAGE. BOOK your VIEWING NOW!