



GRASSROOTS
REALTY GROUP

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264 Auburn Bay Drive SE
Calgary, Alberta

MLS # A2332147



\$770,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,167 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Projector, screen, speakers + four chairs in the theatre room

Phenomenally priced family home located across the street from a pond and comes with over 3100 total sq ft of professional development, in the impressive lake community of Auburn Bay. South facing backyard, large private deck, open concept, 9' main floor ceilings, oversized windows, stunning gourmet kitchen with upgraded stainless steel appliances and gorgeous counter tops. There is a main floor office for those who work from home or just need a little more space. Upstairs has a huge vaulted bonus room with great views of the pond and downtown. The bonus room is a great place to watch the fireworks. This beauty comes with A/C, Gemstone lights plus projector, screen, speakers and seating in the theatre room. The expansive primary suite has a 5pce ensuite. The other 2 bedrooms share the main bath. On the lower level you will find another bedroom, a gorgeous 4th bathroom with heated floors and a theatre room the who family can enjoy. The front and backyards are meticulously landscaped. Located close to the off leash dog park, shopping, schools, plus quick access in and out of the community. This one should be at the top of your list! Auburn Bay is a lifestyle worth living!