



GRASSROOTS
REALTY GROUP

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523 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2350789

\$565,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,413 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: shed

Wow! This one has it ALL! A fully finished basement, 3 bedrooms and an awesome oversized garage! Wide open floor plan and nearly 1900 sq ft of finished space! As you enter your new home you will love the open floor plan and the large living room and as you make your way to the rear of the home there is a generous sized eating area with access to the sliding doors to the back yard. The kitchen features granite countertops, corner pantry, stainless steel appliances, breakfast bar, ample cabinet and counter space and tiled backsplash! The main floor is completed with hardwood flooring throughout, a half bath and a side entrance to the home. Upstairs has a primary bedroom with a walk in closet and full ensuite bathroom, 2 additional bedrooms and a full bathroom for the kids! The basement is completely finished with a large rec room, a 3 piece bathroom and plenty of storage in the laundry room! Other features to love and appreciate here are the central A/C, large back deck, oversized garage (22x24), prime location that is close to every amenity in the area including the hospital, the lake, YMCA, off leash dog park, a multitude of shops and restaurants, pubs, transit, schools, parks and playgrounds! This one is a true winner and shouldn't be missed!