



931 Auburn Bay Boulevard Calgary Alberta

\$779,900

Discover over 2800 sqft of meticulously crafted living space in this exquisite family residence, nestled in the coveted lake community of Auburn Bay. This family-friendly lakeside community provides year-round activities at the lake, an extensive pathway system, numerous parks, green spaces, an off-leash dog park, and various amenities, including two schools, groceries and restaurants. Fish Creek Park, the Seton YMCA, and South Health Campus are just minutes away. This former showhome offers 4 bedrooms, 3.5 bathrooms and bonus room. This home epitomizes perfection and has something for everyone! Step into front foyer and pass by a main floor office with french doors on your way into the open concept main floor which is the heart of the home. Through to the kitchen you have a wide open space that is great for get togethers and family gatherings and features pantry, plenty of up to ceiling cabinets and counter space and a generous sized dining area beside the kitchen. The living room features a beautiful gas fireplace and views out to the back yard. The main floor is completed with tile flooring, half bathroom, mudroom and laundry area. Upstairs there is a great bonus room with plenty of natural light facing to playground, spacious primary bedroom with a walk in closet and 5pc ensuite bathroom. Two additional bedrooms on this level are spacious and bright, sharing a stylish 4-piece bathroom. This home features central air conditioning, speakers, a central vacuum system. The finished basement is a perfect extension of the home with fourth bedroom and full bathroom accommodate guests or extended family also featuring den and large rec room that can be divided into separate spaces for a home gym, media area or play space. Hurry and book a showing for this gorgeous home today!" (id:6769)

3pc Bathroom 8.67 Ft x 4.92 Ft

5pc Bathroom 10.17 Ft x 9.83 Ft

Bedroom 8.75 Ft x 10.92 Ft

Bedroom 12.67 Ft x 9.92 Ft

Loft 18.17 Ft x 17.58 Ft

Primary Bedroom 11.92 Ft x 14.50 Ft

Other 8.25 Ft x 8.00 Ft

Den 8.67 Ft x 10.25 Ft

Recreational, Games room 14.75 Ft x 19.42 Ft

Furnace 8.67 Ft x 14.08 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

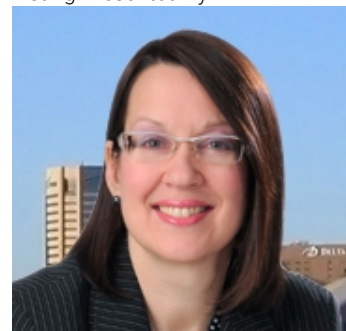
Dining room 10.00 Ft x 8.00 Ft

Kitchen 12.00 Ft x 16.50 Ft

Laundry room 8.08 Ft x 7.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

4pc Bathroom 8.67 Ft x 4.92 Ft

Bedroom 12.00 Ft x 12.00 Ft

Living room 13.00 Ft x 14.00 Ft

Office 8.83 Ft x 9.00 Ft