



## 126 Auburn Bay Heights Calgary Alberta

\$624,900

Welcome to 126 Auburn Bay Heights, this storybook bungalow is picture perfect with AC, 3 bedrooms, 2.5 bathrooms, and is a mere 8 minute walk to the lake entrance and clubhouse. The spacious front entrance has plenty of room to greet guests and a large closet to keep coats and outdoor gear tucked away. The open concept kitchen/dining and living area is light and airy with neutral flooring and paint, vaulted ceilings, a skylight, and oversized SE facing windows that allow for beautiful natural light to fill the space all day long. The kitchen features stainless appliances, large pantry, an oversized stainless sink complete with soap dispenser, and bar height peninsula for casual breakfasts or entertaining guests. Adjacent to the kitchen are some lovely built-in cabinets (more storage!) and sideboard set up with a coffee station. The dining area is an entertainers dream with plenty of room to seat 8 and space for a buffet hutch or extra cabinetry. Across from the dining area is a bonus space with a lovely window that's the perfect spot for a reading nook or home office. The large living room boasts electric blinds, privacy curtains, and access to the beautiful backyard. The main floor primary bedroom has more oversized windows, an enormous floor to ceiling wall of closets complete with built-in organizers, and a 3 piece ensuite with walk-in jet tub. The main floor is completed with two more storage closets and a 2 piece guest washroom. Descending to the basement you are greeted with modern flooring, neutral paint and big bright windows. The family room boasts a gas fireplace and plenty of room for big comfy couches for movie nights. Continuing down the hallway there is a four piece bathroom, 2 additional bedrooms (one with a walk-in closet) with egress windows and a large storage room. The best is still yet to come when you step out to the SE facing (sunshine!) backy...

4pc Bathroom 4.92 Ft x 8.17 Ft  
Bedroom 11.83 Ft x 8.83 Ft  
Bedroom 8.58 Ft x 10.92 Ft  
Family room 17.83 Ft x 18.08 Ft  
Laundry room 8.17 Ft x 10.75 Ft  
Storage 6.58 Ft x 11.33 Ft

2pc Bathroom 6.25 Ft x 4.67 Ft  
4pc Bathroom 6.83 Ft x 8.67 Ft  
Dining room 18.83 Ft x 11.58 Ft  
Kitchen 14.08 Ft x 12.83 Ft  
Primary Bedroom 10.50 Ft x 13.08 Ft  
Living room 18.83 Ft x 12.17 Ft

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Listing Presented By:



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