



## 943 Auburn Bay Boulevard Calgary Alberta

\$849,800

**\*\* Make your First Visit through the 3D Tour\*\*** Former Jayman Showhome! No expense was spared by Jayman in the ever popular Eclipse model. This home has been meticulously cared for and is move in ready. You'll love the location as it looks onto the Auburn Bay School field and is just steps away from the front doors of the school. As you approach this home, you'll notice the oversized 8 ft garage door that works great for your big vehicles. The yard has been maintained to the highest standards and has trees, flowers and rock borders. Inside you'll be greeted by rich maple hardwood floors that cover the main floor. The vaulted front entry and open stair case sets the tone for an amazing experience. Walk into the heart of the home to enjoy the open layout with 9 ft ceilings. The light coloured Nordlund kitchen is sure to impress with it's multiple cupboards, ample counter top space, granite, wine rack, wine fridge, massive island, wood shelved pantry and breakfast bar. All appliances are stainless steel Monogram appliances including a 5 burner gas stove, built in oven / microwave / warming drawer combination and top of the line hood fan stack. The kitchen looks on to an oversized dining area that can seat up to 10. The family room is a great size that allows for different seating arrangements and has a custom wood & stone gas fireplace that is sure to impress. Take the french door out to NW backyard that has a good sized deck with room for your BBQ and patio furniture. The yard has been well kept and is a good size, perfect for the kids or pets to run around in. Completing the main level is a 2 pce bath along with a walk in closet at the back entry. The attached double car garage is fully finished as it once was the showroom office. Take the spindled staircase up to find a multipurpose bonus room. With built in speakers you'll love gathering up there...

Bonus Room 14.92 Ft x 20.00 Ft

Laundry room 7.92 Ft x 5.25 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 10.08 Ft x 10.17 Ft

Bedroom 9.08 Ft x 11.50 Ft

Living room 29.67 Ft x 25.67 Ft

Bedroom 11.75 Ft x 11.75 Ft

2pc Bathroom Measurements not available

Living room 14.33 Ft x 10.42 Ft

Kitchen 14.50 Ft x 12.75 Ft

Dining room 10.42 Ft x 13.25 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.bradylayton.com/>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

