



## 552 Auburn Bay Drive Calgary Alberta

\$724,999

Welcome to your dream home in the heart of Auburn Bay! This beautifully maintained 2-storey residence offers the perfect blend of comfort, functionality, and location. Step inside to discover rich hardwood floors throughout the home, creating a warm and inviting atmosphere. On the main floor you will discover an office (currently a play room) ideal for both growing families and professionals working from home. The open-concept kitchen and living area are perfect for entertaining, while the private backyard offers a serene space for summer BBQs. The upper level features 3 spacious bedrooms, a bright and versatile bonus room with gas fireplace and second story balcony. The unfinished basement offers a fantastic opportunity to add your personal touch and expand your living space that is already roughed-in for a bathroom and additional wet bar water rough in! Whether you're dreaming of a home gym, media room, additional bedrooms, or a spacious recreation area, this blank canvas is ready for your vision! Enjoy the convenience of a double attached garage and a prime location just minutes from the lake, top-rated schools, vibrant shopping, and an expansive off-leash dog park. Whether you're strolling by the water, biking along community paths, or exploring local amenities, this home puts everything at your fingertips. Don't miss this opportunity to live in one of Calgary's most sought-after lake communities--Auburn Bay! (id:6769)

4pc Bathroom 4.83 Ft x 8.00 Ft  
 4pc Bathroom 11.17 Ft x 8.58 Ft  
 Bedroom 11.17 Ft x 9.92 Ft  
 Bedroom 11.17 Ft x 12.25 Ft  
 Family room 18.92 Ft x 16.50 Ft  
 Primary Bedroom 13.42 Ft x 16.33 Ft

2pc Bathroom 5.50 Ft x 5.08 Ft  
 Den 10.50 Ft x 8.92 Ft  
 Dining room 13.42 Ft x 7.58 Ft  
 Kitchen 10.25 Ft x 14.67 Ft  
 Laundry room 10.50 Ft x 5.92 Ft  
 Living room 14.75 Ft x 14.67 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca