



# 753 Auburn Bay Boulevard Calgary Alberta

\$799,000

Price Adjusted to SELL! Come See! Fully Developed. Pride of Ownership. Immediate Possession. Air Conditioned. Hardwood flooring. Maple Cabinets. .Kitchen Island. Stainless Steel Appliances. Enjoy your Summer at the LAKE. Fully Landscaped. No maintenance exterior. Canine Artificial Turf Lawn, Hot Tub, west exposure Deck enjoy the evening sun. Patio. Gas for the Barbeque on the Deck. Rear Alley is Paved. Great for Road Hockey. Lacross. All Season Celebright permanent exterior lights. Enjoy and Relax in the Media/Theatre Room with projector, speakers and screen included.. Upstairs BONUS Room .Includes the Pool Table, Ping Pong Top. Bright and Spacious. Main Floor and Lower Laundry Options. Main Floor Office. Extra High Ceilings. Open Concept. 2 Laundry areas main floor and lower level. 4 Bathrooms Total. 4+ Bedrooms. Central Vac System. The Bus Stops Here. Across from Green Space. Garage is heated with New Doors and Soft Closing Door Openers. Basement is Developed with RAISED sub floor, additional Bedroom. 3 Piece Bathroom. Flex/Exercise Area. Walk to South Campus Hospital. Subdivision of Choice. (id:6769)

4pc Bathroom 4.92 Ft x 7.33 Ft

4pc Bathroom 9.25 Ft x 8.75 Ft

Bedroom 8.92 Ft x 12.42 Ft

Bedroom 8.83 Ft x 12.75 Ft

Primary Bedroom 12.08 Ft x 15.75 Ft

Great room 11.58 Ft x 17.83 Ft

4pc Bathroom 12.17 Ft x 11.00 Ft

Bedroom 13.00 Ft x 9.75 Ft

Recreational, Games room 11.67 Ft x 21.58 Ft

Media 13.42 Ft x 17.00 Ft

Furnace 7.08 Ft x 8.83 Ft

2pc Bathroom 5.08 Ft x 6.00 Ft

Office 9.00 Ft x 14.25 Ft

Dining room 13.08 Ft x 11.25 Ft

Other 13.08 Ft x 10.83 Ft

Living room 15.67 Ft x 18.17 Ft

Laundry room 5.83 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.debbiemitzner.ca/>



**Real Estate Professionals Inc.**

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