



## 785 Auburn Bay Boulevard Calgary Alberta

\$779,900

Welcome to this perfectly located and immaculately cared for home in the heart of Auburn Bay! As you enter this awesome home you have a front office/den space that is perfect for working from home, through to the main living areas there is a great kitchen with granite countertops, black appliances, ample cabinet and counter space, breakfast bar, tiled backsplash and a walk through pantry! The dining area is a great size and has access out to the back yard. There is a 3 sided fireplace separating the dining and living rooms and the main floor is finished off with a half bathroom for your guests and the laundry area. Upstairs has a great primary bedroom with a large walk in closet and a full ensuite bathroom as well as 2 more additional bedrooms, another full bathroom for the kids and a sun drenched bonus room! The basement awaits your finishing ideas and is well laid out for future development! The yard space features a great deck and stamped concrete patio, many trees for privacy, gas line for the BBQ, pergola and some garden boxes! Other amazing features you will love here is Central A/C, a well cared for and loved home, the proximity to the schools in the area and just a short jaunt to the lake, hospital, YMCA, theatre, restaurants, pubs and shops. Just minutes from Deerfoot, Stoney and 52nd and easy access to get everywhere in the area! This one is a winner, come and have a look! (id:6769)

Other 5.92 Ft x 7.33 Ft  
 Other 8.08 Ft x 5.67 Ft  
 2pc Bathroom 7.75 Ft x 3.00 Ft  
 Laundry room 5.17 Ft x 9.00 Ft  
 Pantry 3.33 Ft x 7.00 Ft  
 Kitchen 9.00 Ft x 11.00 Ft  
 Dining room 8.42 Ft x 11.75 Ft  
 Living room 15.92 Ft x 11.08 Ft

Den 13.00 Ft x 9.75 Ft  
 4pc Bathroom 10.33 Ft x 10.08 Ft  
 Primary Bedroom 15.00 Ft x 14.50 Ft  
 Other 8.33 Ft x 7.00 Ft  
 Bedroom 11.58 Ft x 10.08 Ft  
 Bedroom 11.58 Ft x 10.08 Ft  
 4pc Bathroom 12.00 Ft x 5.50 Ft  
 Bonus Room 14.42 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker



**Real Estate Professionals Inc.**

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