



112 Auburn Bay Avenue Calgary Alberta

\$1,039,900

BEAUTIFUL HOME IN THE HEART OF POPULAR AUBURN BAY, FEATURING PRIDE OF OWNERSHIP, THIS FULLY CUSTOM HOME OVER 2970 SQ.FT, FEATURES 9 FT CEILING ON ALL THREE LEVELS, MAIN FLOOR BOASTS A FORMAL LIVING ROOM, FORMAL DINING ROOM, GOURMET KITCHEN WITH A HUGE ISLAND, GLEAMING GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES, GAS STOVE, CHIMNEY HOODFAN, S/S FRIDGE WITH ICE AND WATER, UPGRADED DISHWASHER & GARBURETOR, LAUNDRY, MAIN FLOOR BEDROOM AND A FULL 4 PC BATHROOM. THE UPPER FLOOR HAS A BONUS ROOM WITH BUILT IN SPEAKERS FOR YOUR EXECUTIVE ENTERTAINMENT, THE PRIMARY BEDROOM IS VERY SPACIOUS, ENSUITE HAS DOUBLE VANITIES, CUSTOM JETTED TUB, CUSTOM SHOWER AND WATER CLOSET. THE ADDITIONAL THREE BEDROOMS ON THE UPPER LEVEL ARE ALSO NICELY SIZED ALONG WITH TWO ADDITIONAL 4 PC BATHROOMS. THE BACK YARD IS FULLY LANDSCAPED, WITH A LARGE DECK FOR YOUR PRIVATE ENJOYMENT. LAKE ACCESS AND AMENITIES. CALL FOR YOU PRIVATE VIEWING TODAY (id:6769)

Family room 16.92 Ft x 13.83 Ft
Kitchen 16.67 Ft x 14.67 Ft
Breakfast 9.25 Ft x 8.42 Ft
Dining room 11.50 Ft x 11.42 Ft
Office 11.08 Ft x 9.00 Ft
Living room 12.67 Ft x 11.75 Ft
4pc Bathroom 11.17 Ft x 5.00 Ft
Laundry room 6.42 Ft x 5.58 Ft
Other 9.08 Ft x 8.08 Ft
Bonus Room 16.92 Ft x 12.00 Ft

Loft 7.58 Ft x 5.25 Ft
Primary Bedroom 17.75 Ft x 13.17 Ft
Bedroom 11.08 Ft x 10.50 Ft
4pc Bathroom 11.25 Ft x 4.92 Ft
Bedroom 11.08 Ft x 10.50 Ft
Bedroom 14.58 Ft x 11.50 Ft
4pc Bathroom 8.17 Ft x 7.50 Ft
5pc Bathroom 11.83 Ft x 10.42 Ft
Other 5.67 Ft x 7.00 Ft

Listing Presented By:



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