



## 254 Auburn Bay Boulevard Calgary Alberta

\$739,900

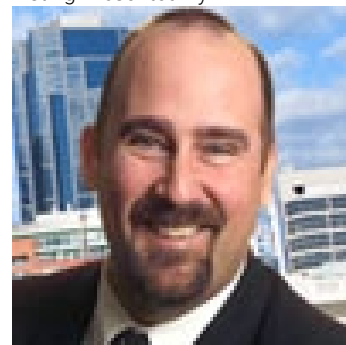
Welcome home to LAKE Life in Auburn Bay! This beautifully appointed three-bedroom home has been thoughtfully designed for both comfortable family living and entertaining. Step through the front door and prepare to feel right at home. From the generous entryway with its high ceilings, you'll be led into where the heart truly beats within its welcoming main floor. An open floor plan is flooded with natural light from wall-to-wall windows, featuring a sophisticated kitchen dressed in full-height espresso millwork, a spacious island, full pantry, beautiful hardwood floors, and a cozy dining area. The kitchen flows seamlessly into an inviting living room, featuring a gorgeous stone fireplace paired with an elegant built-in media unit—perfect for entertaining guests or relaxing with family. Heading to the upper level, you'll discover a lovely bonus room that's sure to become the home's beloved gathering space. This versatile retreat shows the same attention to detail found throughout the home, with gorgeous wall-to-wall windows, classic wainscoting, and another beautiful stone fireplace—creating a perfect spot for family movie nights, children's playtime, or a home office. The master retreat awaits, offering a cozy sanctuary where you can curl up under the covers with a good book by your own fireplace or soak the day away in your ensuite soaker tub. Two additional bedrooms complete this level, each thoughtfully appointed with built-in media units and access to their own bathroom. Step outside to discover your backyard oasis, where a custom-designed deck flows seamlessly into a stunning four-season room, offering year-round enjoyment of your beautiful outdoor space. The outdoor kitchen, complete with a built-in BBQ and prep station, makes al fresco dining a joy! Below, a partially finished basement stands ready for your vision—whether that's a guest room, home gym, or ad...

Bonus Room 17.92 Ft x 13.92 Ft  
Primary Bedroom 14.25 Ft x 12.58 Ft  
Bedroom 10.33 Ft x 9.92 Ft  
Bedroom 9.92 Ft x 8.92 Ft  
4pc Bathroom 7.92 Ft x 5.50 Ft  
4pc Bathroom 10.67 Ft x 7.50 Ft

Kitchen 13.92 Ft x 11.92 Ft  
Dining room 11.92 Ft x 6.92 Ft  
Living room 13.92 Ft x 12.92 Ft  
2pc Bathroom 5.58 Ft x 4.92 Ft  
Laundry room 8.58 Ft x 5.50 Ft  
Sunroom 9.92 Ft x 9.33 Ft

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Listing Presented By:



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