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471 Auburn Bay Avenue SE  
Calgary, Alberta

MLS # A2163502



**\$629,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Alarm-No Contract (5 Cameras, 2 Doorbells), Firepit

Welcome to the ideal and wonderful location into the gateway of Auburn Bay!! This immaculately maintained home is situated so close to parks, schools, walking trails, and so many amenities, you almost do not need a vehicle! Auburn Station is steps around the corner and you are a short walk to a variety shops and restaurants in Mahogany Bay. Located on an oversized lot for the street with a CONVENIENT SIDE ENTRY you are invited in to explore this wonderful 2 storey home with corner lot treatment boasting a surplus of windows that invite an abundance of natural light into the home along with nature as there are no homes to one side. Enjoy the larger yard, mature trees and fenced in back yard as you step into the thoughtfully designed floor plan that invites you into the large living room that seamlessly transitions in the bright and beautiful kitchen area with spacious dining area. Sleek stainless steel appliances include an upgraded GAS STOVE, quartz counter tops with flush centre island, full tile back splash, corner pantry and glass sliding French doors that lead out to your generous back yard with stone patio. The side entry offers a third entry for a variety of means and leads directly down to the lower area where your fantastic design ideas await you! The upper level features three sizeable bedrooms with the generous Primary Suite boasting a lovely 4 piece en suite including an over sized soaker tub and stand alone shower with tile surround along with a good sized walk-in closet. A full bath for friends and family complete this level. Step outside to enjoy the back yard while being able to park your vehicles in the DOUBLE DETACHED OVER SIZED garage. Discover this great home in a great neighbourhood centrally located to so many things. South health Campus in the Seton Urban District with various restaurants, YMCA, Cineplex and quick access to 52nd

Street, Stony Trail and Deer Foot; or pop out to the ring road and head to the Mountains! Discover 471 Auburn Bay Avenue SE today!!