

971 Auburn Bay Boulevard SE  
Calgary, Alberta

MLS # A2199201



**\$679,888**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,856 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SATURDAY MARCH 15th 1:00PM - 3:00PM - Welcome to an exceptional LOCATION in AUBURN BAY - one of Calgary's top communities! Right across the street from Auburn Bay SCHOOL while still WALKING distance from two other schools. This south facing property comes with a gorgeous two storey front entry to welcome you home, and a large oversized sun soaked south facing bonus room on the front of the home. The split stairwell offers access to the three bedrooms located at the back with privacy and comfort. The OPEN MAIN FLOOR plan welcomes you in with space to spare - The kitchen features everything you need with a neutral palette to make you own. HARDWOOD floors, newer appliances (Fridge and Stove replaced) , large island with a sink & breakfast bar. The nook area is spacious and overlooks the LARGE back yard and deck for enjoying those family summer evenings. The living room has a cozy GAS FIREPLACE and is perfect for entertaining. Access the garage through the large mudroom with convenient main floor laundry and WASHER AND DRYER. Upstairs this 3 BEDROOM design features more than ample space for your KING-SIZED master & full ensuite - as well as 2 generous sized rooms and full main bath. The spacious and undeveloped basement has the opportunity for you to design and create in this wide open space and make it your own. Newer hot water tank & water softener. Auburn Bay is a lifestyle with amenities beyond comparison, schools, parks playgrounds, pathways, forests ponds, a splash park, tennis courts, play equipment, a fishing and non-motorized marina, indoor and outdoor fitness equipment, beach, lake, barbeque pits, hockey, skating and tobogganing! Auburn Bay is calling with the great opportunity and home ready for your touch - Make a move with one of Calgary's top communities!