

## 18 Auburn Bay Court SE Calgary, Alberta

**MLS # A2233325**



**\$689,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,783 sq.ft.                                                             | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neig |               |                   |

|                    |                                                                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                                              | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                             | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Hot Tub and vacuum system with attachments as is, as the seller has never used them.

Welcome to this beautifully maintained home, ideally located just steps from the lake in one of Calgary's most sought after lake communities. Tucked away on a fantastic cul-de-sac, this home offers incredible walkability to grocery stores, restaurants, a movie theatre, gym, and even the South Health Campus are all just a short stroll away. With quick and easy access in and out of the community, your commute and errands are a breeze. The home's curb appeal, including shingles that were replaced in 2021, is second to none with beautifully manicured landscaping and a charming exterior that invites you in. Step inside to a vaulted foyer that creates an immediate sense of space and elegance. A custom sliding door leads you into a chef's dream kitchen featuring top of the line appliances, including a recently serviced and upgraded Wolf gas stove and Sub-Zero refrigerator. Granite countertops, a large walk-in pantry, and ample cabinetry make both everyday cooking and entertaining a joy. The open concept living and dining room are flooded with natural light from large windows overlooking your lush, private backyard. A corner gas fireplace adds warmth and charm, while the large deck provides the perfect place to relax or entertain outdoors. Convenient main floor laundry is tucked neatly into the mudroom, and a stylish two piece powder room completes this level. Upstairs, a split staircase leads you to a bonus room, perfect for family movie nights, an office, or a playroom, smartly positioned away from the bedrooms for added privacy. The upper level hosts two generous secondary bedrooms, along with a spacious primary suite featuring a walk-in closet and a four piece ensuite with a separate shower and soaker tub. The fully developed basement is a true showstopper with luxury vinyl plank flooring, a stunning feature wall, a cozy family

room, a fourth bedroom, and a fourth bathroom. The thoughtful design and stylish finishes throughout make this space feel like a natural extension of the main home. Homes in this location and price point rarely come available, especially with lake access and this level of finish. Don't miss your opportunity to make this incredible home yours!