

**264 Auburn Bay Drive SE**  
**Calgary, Alberta**

**MLS # A2316199**



**\$800,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<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	<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>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Fantastic home located across the street from a pond and comes with over 3100 total sq ft of professional development, in the impressive lake community of Auburn Bay. South facing backyard, large private deck, open concept, 9' main floor ceilings, oversized windows, stunning gourmet kitchen with upgraded stainless steel appliances and gorgeous counter tops. There is a main floor office for those who work from home or just need a little more space. Upstairs has a huge vaulted bonus room with great views of the pond and downtown. A great place to watch the fireworks. This beauty comes with A/C and the Gemstone lights we all love to enjoy. The expansive primary suite has a 5pce ensuite. The other 2 bedrooms share the main bath. On the lower level you will find another bedroom, a gorgeous 4th bathroom with heated floors and a theatre room the who family can enjoy. The front and backyards are meticulously landscaped. Located close to the off leash dog park, shopping and schools. This one will be at the top of your list! Auburn Bay is a lifestyle worth living!