

## 795 Auburn Bay Heights SE Calgary, Alberta

**MLS # A2350830**

# \$825,000

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,342 sq.ft.                                                              | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, N |               |                   |

|                    |                                                                                                                                                                                                               |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                       | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                                                                                                                                          | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                          | <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>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |     |
| <b>Inclusions:</b> | n/a                                                                                                                                                                                                           |                   |     |

Here's your opportunity to own a 2,342 sq. ft. fully developed home backing directly onto a park and greenspace in the beautiful lake community of Auburn Bay. Offering 4 bedrooms, 3.5 bathrooms and an exceptionally functional layout, this home has the space and versatility to accommodate a growing family. The main floor features a welcoming foyer, private office, spacious living room with a gas fireplace, and an open kitchen and dining area designed for everyday living and entertaining. The kitchen offers a large centre island, granite countertops, ample cabinetry and a corner pantry, while the main floor is completed by a convenient half bathroom and laundry. Upstairs, you'll find a large bonus room, three spacious bedrooms and two full bathrooms. The primary suite offers a comfortable retreat with a walk-in closet and ensuite featuring a soaker tub and separate shower. The fully finished basement adds even more living space with a large recreation room, fourth bedroom and full bathroom ideal for guests, teenagers or additional family space. One of the standout features of this home is the backyard. Enjoy a level, fully fenced yard with a large Duradeck and direct gate access to the park and greenspace behind. It's an exceptional setting for kids, pets and outdoor entertaining, with no home directly behind you. Additional features include solar panels and a fresh coat of designer paint throughout the entire main and second levels, providing a move-in-ready feel throughout. Located in one of Calgary's most sought-after lake communities, Auburn Bay offers year-round access to the lake and beach, numerous parks and playgrounds, schools, pathways and convenient access to shopping, restaurants, South Health Campus, transit and major routes including Stoney Trail. A fantastic opportunity to own a spacious, fully developed home in

an exceptional Auburn Bay location with park and greenspace directly behind.