

6 Auburn Shores Way SE
Calgary, Alberta

MLS # A2353247

\$765,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,287 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Close to Clubhouse, Corner Lot, Dog Run Fenced In, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: 2 garages, 2 openers, 2 controllers for each.

Calling all mechanics, car enthusiasts, hobbyists, or anyone needing 2 garages for storage or to run their small business, or even to simply rent out! That's right one front attached double garage tall enough for a hoist and one double detached 24W x 20L garage with side access from a paved alley. Not enough? How about being right across from the lake entrance, walk over and never battle for parking again, no packing up the car and getting everyone and everything loaded. Still not enough? OK how about a corner lot, only one neighbor, no carpet with hardwood throughout - great for pets, new appliances AC and exceptionally well maintained – does that do it? This stunning 4-bed 3.5-bath offers almost 2,300 sq ft of well-designed living space, perfect for those seeking comfort with style. Inside is bright and open with spacious floor plan, large kitchen with stainless steel appliances, and a spacious island ideal for entertaining and a breeze through pantry. The cozy living room with a gas fireplace with tucked away dining area. This floor also has an office, could be used as formal dining, a 2pc bathroom with large foyer and rear mudroom off the garage. Upstairs where the hardwood continues includes a bonus room with a private little balcony, a luxurious primary suite with a walk-in closet and 5-piece ensuite and the unbelievable convenient direct access to top floor laundry room. Not to mention generous sized additional bedrooms, one with a walk in closet and a shared full bath. Downstairs the hard work is done with another very large bedroom and full 4pc bathroom already fully complete. The massive open area is undeveloped awaiting your personal touch to finish as you see fit. Outside is cleanly zero scaped for very low maintenance and has nice covered deck for to stay dry for the BBQ and an upgraded exposed aggregate driveway. Auburn Bay

is one of South Calgary's most highly sought after communities close to schools, parks, and walking trails, and only a few minutes from South Health Campus, Seton Urban District, and major roadways. Act fast—homes like this don't last long in Auburn Bay!