

**112 Auburn Bay Avenue SE  
Calgary, Alberta**

**MLS # A2143439**



**\$979,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,974 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Garden, Landscaped, Street Lighting, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this exquisite home in the heart of popular Auburn Bay, where pride of ownership shines throughout. This fully custom residence spans over 2970 sq. ft. with 9 ft ceilings on all three levels, offering luxurious living and endless potential. As you step inside, you're greeted by a grand foyer leading to a formal living room and a spacious dining room, perfect for hosting gatherings. The gourmet kitchen is a chef's delight, featuring a huge island, gleaming granite countertops, and stainless-steel appliances including a gas stove, chimney hood fan, and a refrigerator with ice and water dispenser. Upgraded dishwasher and garburator complete this impeccable kitchen. The main floor also includes a convenient laundry room, a main floor bedroom, and a full 4 pc bathroom. Upstairs, a generous bonus room awaits with built-in speakers, ideal for executive entertainment. The primary bedroom is a serene retreat with ample space, complemented by an ensuite that boasts double vanities, a custom jetted tub, a separate custom shower, and a water closet for added privacy. Three additional well-appointed bedrooms on this level are served by two more 4 pc bathrooms. This home also features an unfinished basement, offering you the opportunity to customize and expand your living space according to your needs and preferences. Outside, the fully landscaped backyard beckons with a large deck, perfect for enjoying private moments or hosting summer BBQs. Residents of this home also enjoy lake access and nearby amenities that make Auburn Bay a sought-after community. Don't miss out on the chance to make this beautiful property your own. Schedule your private tour today and envision the endless possibilities awaiting you in this exceptional home.