

90 Auburn Bay Manor SE
Calgary, Alberta

MLS # A2216088



\$599,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

A functional 3-bedroom lake-access home ideally situated only 3 blocks from Auburn Bay Lake (i.e. year-round activities including boating, fishing, picnics, playground, tennis/pickleball courts, skating, etc). Substantial 4' x 19' front sitting veranda leads into foyer, spacious living room, large dining area with transom window, kitchen with granite counters/breakfast bar/upgraded stainless steel appliances (i.e. including gas range & double door fridge)/large window over sink, powder and rear mud rooms. Upper level boasts master bedroom with full ensuite/walk-in closet, 2 additional bedrooms and main 4-piece bathroom. Lower level is thoughtfully framed-out to include bedroom, bathroom, family/media room, laundry and storage. Private, south-facing, fully landscaped yard featuring two massive (i.e. 11' x 18' & 8' x 12') partially covered decks and over-sized 21' x 23' insulated/drywalled/heated double detached garage. Located within close proximity to public transportation, schools, hospital and all amenities. Book your private showing today!