

**48 Auburn Bay Crescent SE**  
**Calgary, Alberta**

**MLS # A2279512**



**\$645,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard, Paved, Rectangular Lot, Treed, Zero Lot Line		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	na		

WELCOME HOME to this WONDERFUL FAMILY HOME. FULLY FINISHED with FULLY DEVELOPED BASEMENT, TOTAL OF 4 BEDROOMS 4 BATHS. OVERSIZED GARAGE, dry-walled, insulated, WIRED 220V. HIGH-END FINISHINGS; HARDWOOD floors, real wood and easy to refinish. CERAMIC TILE, LARGE CENTRAL ISLAND with GRANITE countertops, dark maple cabinets, tiled backsplash, crown mouldings & trims, window coverings and STAINLESS STEEL appliances. SPACIOUS living areas with functional, bright & open concept. OPEN STAIRCASE with SKYLIGHT & SPINDLE RAILINGS . Generous sized bedrooms, bathrooms with GRANITE countertops and under mount sinks. MASTER BEDROOM with WALK-IN CLOSET & 3 PC ENSUITE. 2ND BEDROOM can be converted back to a bedroom or you can enjoy the large dressing room with elegant cabinetry & finishings, GOOD SIZED 3RD BEDROOM and a FULL BATH completes the upper level. FINISHED BASEMENT is complete with HUGE REC ROOM , 4TH BEDROOM , BATHROOM & LAUNDRY ROOM. Great backyard with cedar deck, pergola with hot tub ready connections and stamped concrete patio. Nice front yard landscaping with artificial turf and amazing stone paved walk paths. Auburn Bay offers year-round activities including Lake access and playgrounds, steps away to the pond & walking paths, close to all amenities, hospital and schools ! CALL NOW to VIEW !!! MAKE THIS WONDERFUL FAMILY HOME YOUR OWN TODAY !