

**258 Auburn Bay Boulevard SE**  
**Calgary, Alberta**

**MLS # A2208797**



**\$759,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,965 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover the beauty of this 3-bedroom, 2.5-bathroom home with an office, located in the prestigious Auburn Bay community! With a 3D virtual tour available, you can experience every exquisite detail of this property from the comfort of your own home. The main floor features stunning hardwood flooring throughout, a bright, open floor plan, and a private office with French doors. The kitchen is a chef's dream, complete with a granite countertop island, a breakfast bar, ample storage space in cabinets, and a walk-in pantry. The living room is bathed in natural sunlight through large windows, with a custom-built bookcase adding a touch of elegance. The expanded kitchen nook leads to a substantial double-tiered deck, perfect for entertaining. On the upper level, you'll find a spacious bonus room with built-in storage bins for family activities. The primary bedroom boasts a walk-in closet and a luxurious 5-piece en-suite with a double vanity, two additional large bedrooms and a full bathroom complete the upper floor. The basement, a blank canvas, is ready for you to design your dream space. The secure, fenced, and landscaped yard adds to the appeal of this fantastic home. Enjoy the convenience of being within walking distance to the lake, just 600 meters from Auburn Bay Bike Park, and within 5 minutes' drive to elementary, junior high, and high schools. You'll also have quick access to major highways and be less than 5 minutes from the South Health Campus and Seton YMCA. This home offers everything a family could want&mdash;don't miss the chance to see it in person. Book your showing today!