

499 Auburn Bay Avenue SE
Calgary, Alberta

MLS # A2201504



\$529,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,129 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Gazebo

Welcome to this beautifully updated two-storey home in the sought-after lake community of Auburn Bay! This home offers modern comfort, thoughtful upgrades, and a prime location just minutes from Schools, Playgrounds, Shopping, South Health Campus and Auburn Lake. Step into a bright and stylish open-concept main floor with expansive windows creating a warm and inviting atmosphere. With fresh paint and brand-new carpets, this home shines with modern elegance and is 100% move-in ready. The chef's kitchen is designed for both function and flair, featuring newer stainless steel appliances, ample counter and cupboard space, a raised breakfast bar, and a spacious pantry. The dining area, with its charming bay window, offers a picturesque view of the SUNNY SOUTH-FACING BACKYARD; and a seamless transition to outdoor entertaining on the expansive deck. Upstairs, you'll find brand-new carpets along with a spacious 4-piece bathroom. The upper level features a spacious Primary Retreat, complete with a generous walk-in closet. Two additional well-sized bedrooms provide ample space for family or guests, all served by a beautifully designed four-piece bathroom. The unfinished basement is a blank canvas, ready for your vision! With a bathroom rough-in, ample storage, and plenty of space for a home gym, media room, or extra living space; the possibilities are up to your imagination. Outdoor enthusiasts will love the fully fenced and landscaped backyard, complete with new sod, a large 12' x 10' metal gazebo for summer shade and raspberry bushes; a perfect oasis for summer nights. Plus, enjoy the built-in gas line for BBQs and picturesque string lighting. The oversized 22' x 24' DOUBLE GARAGE boasts an extra-large 8' x 16' overhead door, making it ideal for trucks and extra storage. To top it all off, this home comes with AIR

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