647 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2225441

$489,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,488 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Level, Views, Wetlands		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 259
Basement:	None	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-X1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

PRICE REDUCTION!!! This CORNER end unit overlooks a gorgeous pond and walking path. Enjoy your morning sun & coffee on the east-facing deck and lower patio. The floor plan is perfectly designed to accommodate an optional home office, workout space or reading area on the main floor with direct access to your attached two car garage. The second floor offers hardwood flooring, living room, dining room, breakfast nook & 2pc bath. The kitchen comes complete with granite counters, stainless steel appliances (new fridge/microwave 2024), eating bar & pantry. The main floor is complete with a balcony that has a gas hookup and views of the pond which is directly across the street. Double master bedrooms on the 3rd floor include 4pc en-suite & walk-in closets. The laundry room is conveniently located on the 3rd level and has ample room for future built-ins and provides additional storage space. The corner unit offers additional windows for natural sunlight to shine through. The home is perfectly situated just a short walk to a playground, transit, lake, YMCA, hospital, schools, walking paths & Seton’s extensive development. The double attached garage has built in shelving as well. This is your chance to live in the LAKE COMMUNITY of AUBURN BAY!