



Tao Guo
 SKYROCK REALTY & MANAGEMENT LTD.
 terryguo31@gmail.com
 Cell: 403-828-6689

Calgary/Auburn Bay

416 AUBURN CREST WY SE

\$444,888

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 6
- Floor Area:** 143 SqM / 1,540 SF
- Year Built:** 2014
- Taxes:** \$2,593 / 2017
- Possession:** 30 Days 09/14/2017 negotiable



Welcome to this impeccably maintained , upgraded 2 storey home in the lake community of Auburn Bay. The bright, spacious & open concept kitchen is a complete package with stunning mosaic tile backsplash, oversized granite island perfect for entertaining & large dining area ideal for hosting company. Upstairs has 3 bedrooms, 4 piece main bath & large master bedroom equipped with walk-in closet & 5 piece ensuite. Home is wired for surround sound, has central air & a security system. The basement is unspoiled, waiting for your personal touches. Enjoy those hot summer nights on your large, south facing, 2 tiered deck; perfect for entertaining with no nosey neighbors backing onto your property. Walking distance to South Health Campus hospital, shopping, grocery stores, restaurants, city transit & a short drive to Deerfoot & Stoney Trail. Did I mention that this home has lake privileges? Swim, splash, fish or just relax! Please call or have your realtor call for a private viewing today!



- Goods Included:** Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
- Parking:** Total: 4 Parking Pad Gravel

