

# **\$730,000 - 785 Auburn Bay Boulevard Se, Calgary**

MLS® #A2194226

**\$730,000**

3 Bedroom, 3.00 Bathroom, 2,225 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to this perfectly located and immaculately cared for home in the heart of Auburn Bay! As you enter this awesome home you have a front office/den space that is perfect for working from home, through to the main living areas there is a great kitchen with granite countertops, black appliances, ample cabinet and counter space, breakfast bar, tiled backsplash and a walk through pantry! The dining area is a great size and has access out to the back yard. There is a 3 sided fireplace separating the dining and living rooms and the main floor is finished off with a half bathroom for your guests and the laundry area. Upstairs has a great primary bedroom with a large walk in closet and a full ensuite bathroom as well as 2 more additional bedrooms, another full bathroom for the kids and a sun drenched bonus room! The basement awaits your finishing ideas and is well laid out for future development! The yard space features a great deck and stamped concrete patio, many trees for privacy, gas line for the BBQ, pergola and some garden boxes! Other amazing features you will love here is Central A/C, heated garage with a 220V panel, irrigation system, a well cared for and loved home, the proximity to the schools in the area and just a short jaunt to the lake, hospital, YMCA, theatre, restaurants, pubs and shops. Just minutes from Deerfoot, Stoney and 52nd and easy access to get everywhere in the area! This one is a winner, come and have a look!



Built in 2007

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2194226    |
| Price          | \$730,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,225       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 785 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0H5                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Granite Counters              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer, Electric Stove, Garburator, Microwave Hood Fan, Window Coverings |
| Heating           | Natural Gas, Forced Air  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Front Yard, Lawn, Landscaped, Treed |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Frame                                     |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 124                 |
| Zoning         | R-G                 |
| HOA Fees       | 509                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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