

# \$735,000 - 867 Auburn Bay Boulevard Se, Calgary

MLS® #A2221866

**\$735,000**

3 Bedroom, 3.00 Bathroom, 1,926 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Open House, Sunday June 15, 2025, 1:00pm-3:00. Welcome to this wonderful family home in a perfect family neighborhood with an unparalleled blend of modern community-focused living. Located perfectly across the street from two schools and is a quick walk to the amazing community lake. The main floor features a spacious family room and versatile dining area adjoining the kitchen, centered around a cozy gas fireplace, a versatile formal dining room, and a convenient 2-piece bathroom, creating a wonderful space for both family and entertaining guests. Upstairs, the home continues to impress with three generously sized bedrooms, including a big primary suite that offers a 5-piece ensuite with a tub, vanity, and a separate shower, plus an expansive walk-in closet. An additional 4-piece bathroom, and versatile bonus room, perfect for family entertainment or a home office. Step out on to a nice deck for a bar-b-q and enjoy the backyard on those nice summer nights. Enjoy the best of Auburn Bay's community amenities. With exclusive lake access, you can indulge in year-round activities from paddle boarding to ice skating. The community clubhouse, tennis & pickleball courts.

Built in 2007

## Essential Information

MLS® #

A2221866



|                |             |
|----------------|-------------|
| Price          | \$735,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,926       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 867 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M0H6                      |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Clubhouse, Park, Playground               |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Jetted Tub, See Remarks, Walk-In Closet(s)              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Gas                                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Unfinished                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Private Yard          |
| Lot Description   | City Lot, Rectangular Lot    |
| Roof              | Asphalt Shingle              |
| Construction      | Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 28             |
| Zoning         | R-G            |
| HOA Fees       | 509            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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