

# **\$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	35
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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