

\$909,000 - 193 Auburn Bay Boulevard Se, Calgary

MLS® #A2223920

\$909,000

4 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Open House this week Saturday June 7/25 from 1-4:00 pm. LOCATION.. LOCATION.. stone throw to Lake Auburn Bay beach, your family to enjoy endless lake activities right at your front doorsteps , and how about watching the spectacular annual fireworks over the lake from your bonus room upstairs. Walking distance to the South Health Campus, shops , bus, schools and all amenities. This home has so much to mention:... recently brand new roof - mostly everything newly renovated the last 2 years with top notches interior: new kitchen with huge island - appliances - opened to above ceiling living room - mainfloor office room - new engineered hardwood floor on mainfloor and upper level- new bathroom & tub- new light fixtures - Fully finished basement with 1 bedroom and full bathroom, and an opened family rec/room with electric inserted fireplace, House completed with total 4 bedrooms, master bedroom with 5 pieces ensuite, and spacious bonus room. Full size deck off dining room , house with air conditioning for your hot summer days, the pergola on huge deck, good size backyard for your entertain. This is a "must" to see and ready to move in , so proud to call it " home" .

Built in 2006

Essential Information

MLS® # A2223920

Price \$909,000



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,247 |
| Acres | 0.10 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 193 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | t3m 0e8 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Picnic Area, Playground, Beach Access, Boating |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |
| Waterfront | Beach Access |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In |
| Heating | Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground |
| Lot Description | Back Lane, Back Yard, Close to Clubhouse, Lake, Landscaped, Low Maintenance Landscape, Beach, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 79 |
| Zoning | R-G |
| HOA Fees | 480 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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