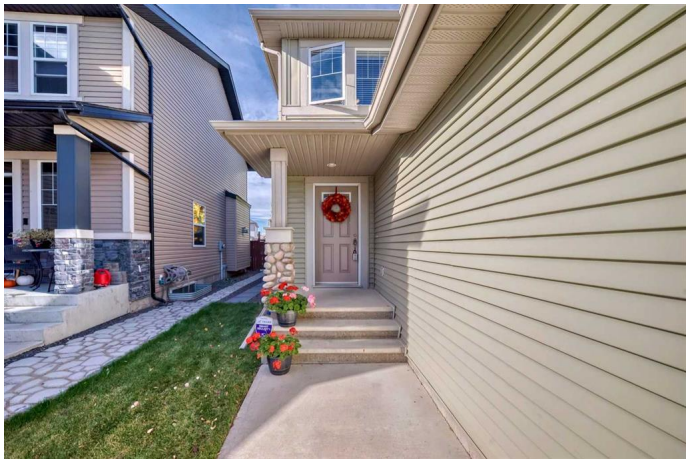
$760,000 - 785 Auburn Bay Boulevard Se, Calgary

MLS® #A2194226

$760,000
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	$760,000
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	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
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, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Days on Market	83
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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