

867 Auburn Bay Boulevard SE  
Calgary, Alberta

MLS # A2221866



**\$735,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,926 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, See Remarks, Walk-In Closet(s)		

**Inclusions:** None

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.