

116 Auburn Bay Boulevard SE Calgary, Alberta

MLS # A2227331



\$528,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,128 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar		

Inclusions: n/a

Discover an amazing opportunity with this corner lot home in beautiful Auburn Bay. This 2 bed, 2.5 bath single-family house features dual primary bedrooms, both with 4pc ensuites and walk-in closets. Loaded with updated appliances from 2024 including a fridge, range, dishwasher and washing machine. With a high efficient furnace and an updated hot water tank (2021), this place is move-in-ready and just waiting for you. The double detached garage is fully insulated and drywalled and the private yard and big deck will be a great place to spend your summer. The location within the neighbourhood is unbeatable with a short stroll to the sparkling lake, nearby parks, and schools. A playground is just steps away, perfect for family fun! Experience one of Calgary's most popular neighbourhoods today. Possession is available immediately, or as you need it, we'd be happy to accommodate your showing needs and we're super excited to find the next lucky homeowner!