

821 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2324832



\$719,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Dreaming of a fully developed home in an established lake community with excellent schools and outstanding family amenities? Your search ends here! This beautifully maintained, move-in-ready home offers a bright and spacious layout filled with natural light, enhanced by thoughtful recent upgrades including new carpets, updated faucets and shower fixtures, a water softener, and a reverse osmosis water filtration system for added comfort and convenience. The upper level features a generous bonus room, perfect for movie nights or a children's play area, along with a spacious primary retreat complete with a private ensuite. Two additional well-sized bedrooms and a full bathroom complete the upper floor. The main level showcases an inviting open-concept design with seamless flow between the kitchen, dining, and living areas—ideal for both everyday living and entertaining. Large windows overlook the flat backyard, while easy access to the outdoor space and rear lane adds convenience. A spacious mudroom with laundry connects directly to the double attached garage, making busy family routines effortless. The fully developed basement provides valuable additional living space with a large recreation room, a fourth bedroom, and a full bathroom, offering flexibility for guests, teens, a home office, or multi-generational living. Step outside to enjoy the flat backyard with rear lane access, offering plenty of room for kids, pets, gardening, or summer gatherings. Stay comfortable year-round with central air conditioning, while the recently added water softener and reverse osmosis filtration system provide enhanced water quality throughout the home. Located in a highly sought-after lake community with year-round recreational amenities, parks, pathways, and excellent schools, this exceptional home offers the perfect blend of space, comfort, modern upgrades, and an

unbeatable lifestyle. Don't miss this incredible opportunity!