

887 Auburn Bay Boulevard SE Calgary, Alberta

MLS # A2340845



\$745,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Yard Drainage		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to your new family home in Auburn Bay! Don't let the dark exterior fool you, this home has been completely updated with a bright, coastal theme throughout the main and upper floors (2026), and a warm and cozy, newly developed basement (2025). The main floor boasts 9 foot ceilings and a spacious kitchen, living, dining area with upgraded LVP flooring and modern kitchen upgrades, including quartz countertops! The massive 8ft tall glass door wall opens to a brand new deck in the fully fenced back yard, with raised garden planters and newly built (2025), custom shed for all your storage needs. Heading upstairs, the massive bonus room is perfect for all your family gathering needs, boasting 12 foot high ceilings, south facing windows and a large skylight (replaced in 2023). Three bedrooms on the top level all have the same seamless LVP flooring as the main floor and share the same refreshed paint theme as well. The large primary bedroom has a walk in closet and large 5 piece ensuite with double vanity and jetted tub! The basement level was newly developed (2025) with permits. Insulation was added to the sub floor and the ceiling making it very cozy in the winter months as well as very quiet from the main level! With plush carpet throughout, custom built in cabinetry and a show-stopping Playhouse feature for the kids, this basement will quickly become your favorite part of the home! Auburn Bay is arguably the most family friendly community in Calgary, with endless pathways leading to an almost excessive amount parks, playgrounds and green space, not to mention the year round benefit of Auburn Bay lake itself! This amazing family home is uniquely located at the top of Auburn Bay Blvd where the majority of the traffic from the community rarely makes it. It's also conveniently located in a school zone and has both a public and catholic

elementary school one block to either side of it! Additional upgrades that have been done include: Roof, skylight, front exterior paint in 2023. Garage heater, gas line for BBQ and kitchen, new washer/dryer combo, Air conditioner in 2024, Basement development, custom backyard shed in 2025, Entire upper floor renovation, new quartz counters, sinks and faucets in kitchen and upper baths, deck with privacy fence, hot water tank in 2026.