# \$699,900 - 859 Auburn Bay Boulevard Se, Calgary

MLS® #A2107377

## \$699,900

4 Bedroom, 4.00 Bathroom, 1,768 sqft Residential on 0.09 Acres

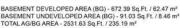
Auburn Bay, Calgary, Alberta

REAL Straight-up VALUE... Shop and Compare! This "Verified Jayman BUILT Home" features many upgrades - QUANTUM PERFORMANCE ENERGY PACKAGE! Spring 2024 Possession available. With over 2531 sq ft of living space, this home is an excellent example of exceptional value, functional comfort, and convenience! Located steps away from playgrounds, pathways, ponds, excellent schools, and the lake! This 3 bedroom Bonus room design features - a large fenced backyard, an oversized deck, and landscaping. Inside the home, it offers a large, great room design, full bonus room, king-sized master bedroom & full en suite, and an award-winning kitchen & nook area. The kitchen features upgraded raised maple cabinets & black appliances, a custom island with a sink & full eating bar. The nook area is large & overlooks the kitchen & great room! The great room features an upgraded gas fireplace with tile surround, an arch, & lots of entertaining room. You'll also see other upgrades like hardwood floors, a basement that is fully developed & an upper balcony off the bonus room. Auburn Bay, a lake lifestyle amenity beyond compare - Central Beach site is the home of the community's grand beach area, where residents have exclusive access to sandy beaches, a splash park, tennis courts, play equipment, a fishing pier and non-motorized marina, indoor and outdoor fitness equipment, barbeque pits, a hockey rink and more. The Beach area hosts various



#### 859 AUBURN BAY BOULEVARD SE

RECA MEASUREMENT STANDARD - CALGARY, AB MAIN LEVEL (AG) - 763.42 Sq.Ft. / 70.92 m² UPPER LEVEL (AG) - 1004.79 Sq.Ft. / 93.34 m² TOTAL ABOVE GRADE RMS SIZE - 1768.21 Sq.Ft. / 164.26 m²







activities, including educational and recreational programs, meetings, and private functions. Purposefully designed as the focal point for the community, the Beach area also includes a dedicated skate room and multiple meeting rooms; as a gathering place that will be beloved for generations, the lake is a place of shared laughter and joy, where neighbors gather year-round to enjoy the best of four-season lake living. Check out the floor plans and 3D tour.

Built in 2007

### **Essential Information**

MLS® # A2107377

Price \$699,900

Sold Price \$687,000

Bedrooms 4
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,768
Acres 0.09
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

## **Community Information**

Address 859 Auburn Bay Boulevard Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0H6

## **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Concrete Driveway, Double

Opener, Side By Side

Interior

Interior Features Breakfast Bar, Closet Or

Laminate Counters, Open

Soaking Tub, Storage, Vinyl

Appliances Central Air Conditioner, Di

Control(s), Microwave, Refrig

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle, Tile

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Balcony

Lot Description Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

**Additional Information** 

Date Listed February 14th, 2024

Date Sold March 9th, 2024

Days on Market 24

Zoning R-1N

HOA Fees 493.85

HOA Fees Freq. ANN

**Listing Details** 

Listing Office Jayman Realty Inc.

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