

\$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

BASEMENT DEVELOPED AREA (BG) - 672.39 Sq.Ft. / 62.47 m²

BASEMENT UNDEVELOPED AREA (BG) - 91.03 Sq.Ft. / 8.46 m²

TOTAL AG/BG AREA - 2531.63 Sq.Ft. / 235.19 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
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Parking Spaces	4
Parking	Concrete Driveway, Double Car Opener, Side By Side

Interior

Interior Features	Breakfast Bar, Closet Organizer, Laminate Counters, Open Concept, Soaking Tub, Storage, Vinyl Flooring
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Appliances	Central Air Conditioner, Dishwasher, Electric Control(s), Microwave, Refrigerator
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Gas, Mantle, Tile
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Balcony
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Lot Description	Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	February 14th, 2024
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Date Sold	March 9th, 2024
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Days on Market	24
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Zoning	R-1N
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HOA Fees	493.85
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Jayman Realty Inc.
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