

\$769,000 - 41 Auburn Bay Avenue Se, Calgary

MLS® #A2115783

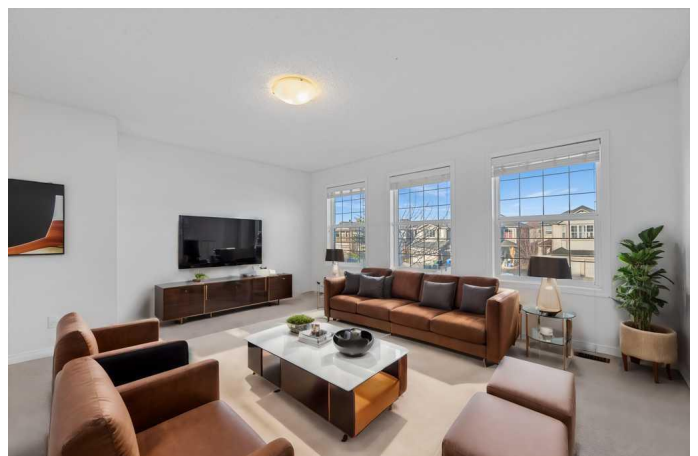
\$769,000

4 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Here is your chance to live in the sought after lake community of Auburn Bay! This 2 storey home boasts 4 bedrooms, a bonus room, 3.5 baths, and over 2,830 square feet of living space, including a finished basement, and double attached garage. The main floor displays luxury with its vinyl plank floors, vaulted living room open to the upper level and a front office. The spacious kitchen features ample counter space completed with stainless steel appliances, a large central island finished with granite counters, dual sinks, and a garburator. A dream walk-thru pantry offers easy access to the mudroom/laundry room and double attached garage. The soaring vaulted ceilings in the living room, complete with a gas fireplace, create an inviting atmosphere with ample natural light. Upstairs you will find 3 bedrooms and a spacious bonus room to provide extra flexible living space. The primary bedroom is finished with a 4pc ensuite featuring an extended granite vanity, a large soaker tub, a walk-in shower, and a huge walk-in closet. The finished basement adds more flexibility with a built-in bar, a large rec room, and a guest bedroom with full bathroom. Outside, the large landscaped backyard features a sizable deck and mature, low-maintenance privacy trees, perfect for outdoor gatherings. This house is located close to multiple schools, including the Auburn Bay School just two houses away, as well as two playgrounds, Catholic Schools, middle school etc. Tons of walking path and



playgrounds, but the highlight of Auburn Bay is the lake, offering year-round activities from skating and tobogganing to ice fishing, paddle boarding, and swimming. Don't miss out on your opportunity to live in one of Calgary's best neighbourhoods!

Built in 2011

Essential Information

MLS® #	A2115783
Price	\$769,000
Sold Price	\$776,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	41 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Level, Other, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 26th, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	500.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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