

\$719,900 - 540 Auburn Bay Drive Se, Calgary

MLS® #A2126028

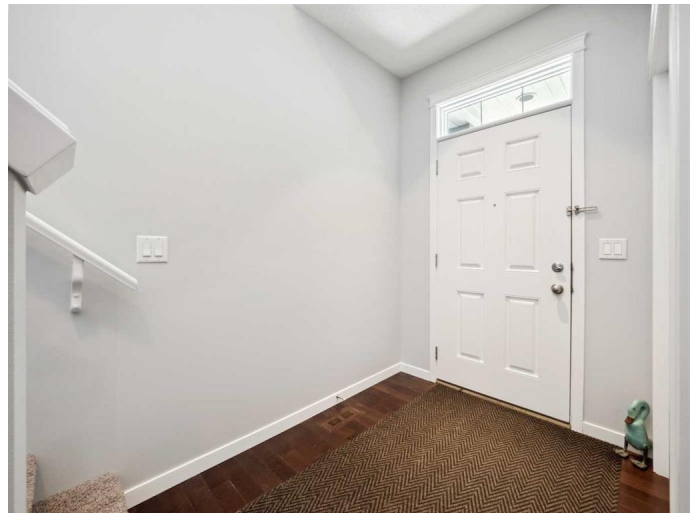
\$719,900

3 Bedroom, 3.00 Bathroom, 2,100 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

The only thing better than living on the lake is living a block's walk away. This stunning 2100 square foot house is impeccable and the moment you step through the front doors you will want to make it your new home. The kitchen has outdone itself with granite countertops, S/S appliances, and a corner pantry that's worth its own special photo op. Wall to wall windows show off the landscaped SW facing yard featuring newly seeded drought resistant grass, Calgary-friendly perennial fruits, herbs, and ornamentals (cherries, apples, dwarf crabapple (front of house), strawberries, blueberries, tarragon, lovage, oregano, lavender, sage, lemon balm, chives for the fruits/herbs). The open concept main level features a living room with gas fireplace, spacious dining area, office, laundry and powder room. Upstairs, you'll find three generous bedrooms, an ensuite with an extra-large shower, and a bright bonus room. Don't overlook the home's media/smart wiring system, 8-pound underlay, roughed-in plumbing in the basement, roughed-in vacuum system, deck with a BBQ gas line, front-load washer and dryer, custom blinds, and more. The garage is a dream for any handyman, offering ample space for work and storage. Situated close to the South Health Campus hospital, Lakeshore school, Prince of Peace Catholic school, shopping facilities, and public transportation.



Built in 2010

Essential Information

MLS® #	A2126028
Price	\$719,900
Sold Price	\$718,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,100
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	540 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M9

Amenities

Amenities	Beach Access, Clubhouse, Game Court Interior, Picnic Area, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Landscaped, Level, Street Lighting, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 6th, 2024
Days on Market	11
Zoning	R-1N
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.