

\$785,000 - 315 Auburn Bay Boulevard Se, Calgary

MLS® #A2136764

\$785,000

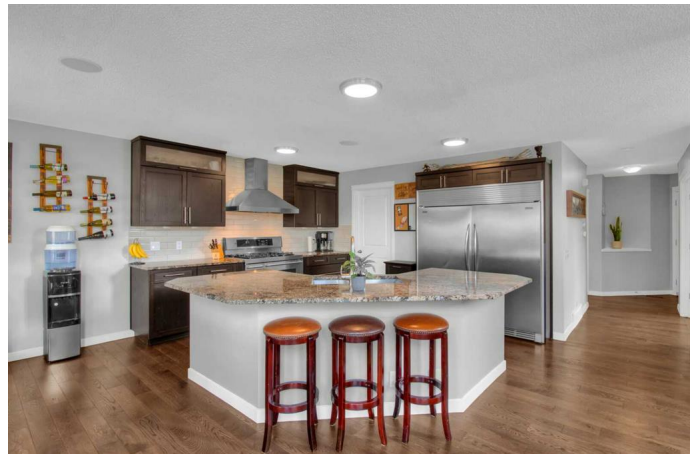
4 Bedroom, 4.00 Bathroom, 2,215 sqft
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

This family home, situated on a corner lot, boasts a prime location with easy access to the beach! The property offers ample space and functionality with 4 bedrooms and a double attached garage. The main floor features expansive rear windows, lofty ceilings, an open concept design, and a large dining area and kitchen. A Glass door off the dining area lead to a private deck. The gourmet kitchen boasts a sizable island with a breakfast bar, top-of-the-line stainless steel appliances, including a gas cooktop and a sub-zero fridge/freezer. A walk-through pantry leads to a spacious mudroom and access to the double attached garage. Completing the main floor is a versatile front flex room currently used as a kids' playroom. that could also serve as a home office or formal dining area.

Upstairs, the layout is perfect with a bonus family room. The primary retreat includes a spa-like ensuite bathroom. Alongside the primary bedroom, there are two other spacious bedrooms. The bonus room is ideal for movie nights or family hangouts! The developed basement includes another bedroom, a bathroom, and plenty of storage space.

Outside, the corner lot provides privacy in the backyard with a pergola and deck, as well as an RV pad, offering ample space for entertaining and relaxation. The property is complete with air conditioning for warm



summer days. This home has been meticulously cared for and pride of ownership shows! as a bonus sellers have completed a home inspection, and is available for your review!

Built in 2006

Essential Information

MLS® #	A2136764
Price	\$785,000
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,215
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	315 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C7

Amenities

Amenities	Beach Access, Clubhouse, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings,
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	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Sound
Appliances	Dishwasher, Freezer, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 6th, 2024
Days on Market	6
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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