

\$765,800 - 202 Auburn Bay Cove Se, Calgary

MLS® #A2139839

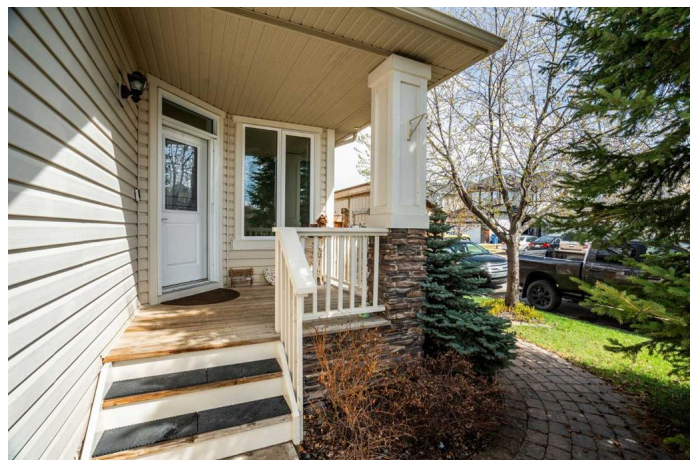
\$765,800

3 Bedroom, 3.00 Bathroom, 1,324 sqft
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Located in the coveted lake community of Auburn Bay. This stunning 1300 sq. ft. bungalow with an attached double car heated garage. Meticulously maintained. In the past 6 years over \$ 110000 of improvements have be completed that elevate your living experience to new heights. As you enter the heart of this home you will discover the modern kitchen. The brightness and warmth of natural light streaming through the skylight. Elegant with kitchen with granite countertops. Equipped with KitchenAid appliances, pot and pan drawers, abundant cabinet storage, and a convenient walk-in pantry, this space is a chef's delight. Newly replaced triple-pane main floor windows, creating an inviting ambiance that welcomes you home. Upgraded front and rear entry doors, complete with phantom screens. Beautiful 3/4 inch solid hardwood floors with a 45-degree offset that enhances the aesthetic appeal. The main floor features a den and laundry room with a sink. The primary bedroom has an ensuite, where natural light beams through the skylight of the spa-like retreat. Luxurious upgrades include a 10mm glass shower, soaker tub, dual sinks, and heated floors. Lower level features two additional lower and recreational / media room with high quality carpet with 10 pound memory foam.

Indulge in a lifestyle of leisure and recreation with access to the Auburn Bay clubhouse, offering beaches, swimming, boating facilities, tennis courts, and fishing, ensuring every day



feels like a vacation. In winter the frozen lake offers ice skating. Enjoy peace of mind with the convenience of nearby amenities, including a YMCA, library, shopping, schools, dining, and approximately two minutes from the Calgary South Hospital. Stay comfortable year-round with a two year old Daikin central air conditioner with ultra-violet air purification and water softener. Comfort height Toto toilets in the bathrooms. Roof shingles replaced in 2018.

Don't miss this rare opportunity to live in luxury in Auburn Bay. Non smoking and non pets home. Schedule your private tour today and embark on a journey to lakeside living at its finest. Your dream home awaits. View Virtual tour to see more.

Built in 2005

Essential Information

MLS® #	A2139839
Price	\$765,800
Sold Price	\$759,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,324
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	202 Auburn Bay Cove Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A5

Amenities

Amenities	Beach Access, Boating, Clubhouse, Dog Park, Playground
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	June 20th, 2024
Days on Market	10
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

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