



GRASSROOTS

REALTY GROUP

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**883 Auburn Bay Boulevard SE
Calgary, Alberta**

MLS # A2288164

\$719,900



Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: None

Welcome to an exceptional family residence in the premier lake community of Auburn Bay — where lifestyle, space, and long-term value converge. Offering over 3,000 square feet of professionally developed living space, this meticulously maintained two-storey delivers the size, layout, and upgrades discerning buyers expect. Built by Cedar Glen for the original owner, the home was thoughtfully designed for both everyday family function and elevated entertaining. The main level showcases rich hardwood flooring, expansive living and dining areas, a private home office, and a beautifully appointed kitchen featuring dark cabinetry, stainless steel appliances, and seamless flow to the rear deck and landscaped backyard. Extension on the BBQ line for a fire-table to enjoy the chilly evenings. A warm, mantel fireplace anchors the living space, creating a refined yet comfortable atmosphere. Upstairs, a generous bonus room provides separation for family living, while the spacious primary retreat offers a 4-piece ensuite and excellent closet space. Two additional bedrooms and convenient upper-floor laundry complete the level. The fully developed lower level was intentionally designed as an entertainment destination — featuring a custom-built bar, integrated entertainment centre, a fourth bedroom, full bath, and dedicated play space. This level adds meaningful, functional square footage rarely found at this price point. Major capital improvements enhance both comfort and buyer confidence: New hot water tank, New central air conditioning. The insulated and drywalled double attached garage further reinforces the home's turnkey condition. Situated just minutes from the South Health Campus, the amenities of Seton, top-rated schools, and Auburn Bay's private lake access, extensive walking paths, and year-round recreation — this is more than a home; it is a

long-term lifestyle investment. A rare opportunity to secure substantial square footage, recent mechanical upgrades, and lake-community living in one of Calgary's most desirable southeast neighborhoods. Most traffic flows in either direction from us, but traffic around us is primarily local. We are in a giant playground zone, and in the walk zone for 3 schools (2 elementary and the middle school) Located on the quietest part of the block. Located in the middle part of a 5 block Playground zone. 5 Playgrounds in a 5 block radius. The Boulevard is kept plowed, so no ruts on the street. RPR to be accepted as Non Compliant.