



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

MLS # A2306824



\$710,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Few Trees, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry		

Inclusions: Pergola on deck, Covered deck fireplace, Back door screen, TV mount

Welcome to this beautifully maintained 2-storey home built by Cardel Homes in the heart of Auburn Bay, offering the perfect blend of comfort, functionality, and lifestyle. With nearly 1,900 sq ft above grade, this 3-bedroom, 2.5-bath home is thoughtfully designed for both everyday living and entertaining. The main floor features an open-concept layout with hardwood flooring, a spacious living room with a cozy fireplace, and a well-appointed kitchen complete with a large island, pantry, and plenty of prep space. The dining area flows seamlessly out to the backyard, where you'll find a private deck with pergola and the option for a covered fireplace setup—ideal for summer evenings. Upstairs, you'll find a generous bonus room, convenient upper-floor laundry, and three well-sized bedrooms including a primary retreat with a full ensuite and walk-in closet. Additional features include central A/C, a double attached garage, BBQ gas line, and an unfinished basement ready for your future plans. Major updates have already been taken care of, including new shingles (2025) and exterior repainting (2024). Located in the highly sought-after lake community of Auburn Bay, you'll enjoy year-round amenities including beach access, parks, schools, and nearby shopping. Just in time for summer and time at the lake.