



GRASSROOTS
REALTY GROUP

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421 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2308520



\$725,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,470 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: NA

Welcome to 421 Auburn Bay Blvd SE, a fully updated family home on a corner lot in one of Calgary's most lifestyle-driven communities. With over 2,455 sq.ft. above grade, this home was built for families looking for more than just square footage. This is for the family that values community, outdoor living, great schools, and a home that actually supports the way they live day to day. Located next to a park and just steps from ponds, walking paths, and green space, this home offers the kind of everyday lifestyle families move to Auburn Bay for. You are also within walking distance to St. Gianna School and only minutes from Auburn Bay Lake, giving your family access to year-round activities including skating, paddleboarding, beach days, community events, and more. Inside, the home has been extensively refreshed and upgraded. Fresh paint completed in May 2026 gives the property a clean, modern feel, while updated lighting throughout in April 2026 adds warmth and style. The kitchen features a brand new gas range installed in May 2026 along with a newer dishwasher from 2025, making it ideal for families who love cooking and entertaining. Upstairs, the LVP flooring and updated staircase completed in 2021 create a durable and elevated finish perfect for busy families, kids, and pets. Major functional upgrades include a new roof in 2023 and a radon mitigation system installed in 2025, giving peace of mind on the big-ticket items that matter most. The layout works exceptionally well for growing families or multigenerational living, offering the space and flexibility buyers are searching for in this price range. Large principal rooms, strong natural light, and close proximity to schools, parks, amenities, and pathways make this a home that checks the boxes for both lifestyle and long-term value. This is the type of property families wait for in Auburn Bay. Updated,

well-maintained, and positioned in a community where families genuinely want to stay long term.