



GRASSROOTS
REALTY GROUP

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72 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2322612



\$525,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,136 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to 72 Auburn Bay Boulevard, a beautifully appointed semi-detached two-story home in the highly sought-after, four-season LAKE COMMUNITY of Auburn Bay, Calgary. Beat the summer heat right from the start with CENTRAL AC and keep your vehicles protected year-round in the DOUBLE DETACHED GARAGE before stepping into a bright, OPEN-CONCEPT main floor designed for seamless living and entertaining. The inviting living room features a cozy GAS FIREPLACE as its focal point, flowing effortlessly into a stunning kitchen equipped with STAINLESS STEEL appliances (dishwasher and the washer/dryer are newer), ample cabinetry, and a center ISLAND that overlooks a spacious dining area perfect for hosting friends and family. Upstairs, features newer carpet and you will find three generously sized bedrooms that offer fantastic natural light and highly functional layouts; the PRIMARY SUITE is a true retreat highlighted by an ENSUITE with a convenient stand-up shower. The large SECONDARY BEDROOMS allow for multiple uses that are perfect for kids, spare bedrooms, or a dedicated home office and are perfectly serviced by a 4-PIECE GUEST BATHROOM complete with a bath/shower combo. The lower level boasts an UNFINISHED BASEMENT with a bathroom rough-in, providing a blank canvas that easily allows for an ADDITIONAL BEDROOM and BATHROOM, along with a REC SPACE, or whatever you imagine for your perfect basement. Beyond the walls of this meticulously maintained home, the true highlight is the unbeatable lifestyle this location provides; you are located just minutes from the community's private LAKE ACCESS for summer swimming, paddleboarding, and winter skating. Families will absolutely love the close proximity to top-tier neighborhood SCHOOLS, making morning drop-offs an absolute breeze

whether your children attend Auburn Bay School, Lakeshore School, St. Gianna Catholic School, or Prince of Peace. You are also just a short walk or drive away from all your daily AMENITIES, from grabbing groceries at the local Co-op to enjoying the expansive shopping, dining, and entertainment options along 52nd Avenue. Work at Seton South Health Campus? It's also only a short walking distance away! With a well-maintained yard featuring a LARGE DECK that allows for effortless outdoor entertaining and summer BBQS, alongside the ultimate comfort and convenience of returning home to that fantastic DOUBLE DETACHED GARAGE and refreshing CENTRAL AC, this property truly checks all the boxes for elevated lake community living!