



GRASSROOTS
REALTY GROUP

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821 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2324832



\$719,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,852 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Dreaming of a fully developed home in an established lake community with excellent schools and outstanding family amenities? Your search ends here! This beautifully maintained home offers a bright and spacious layout filled with natural light and designed for modern family living. The upper level features a generous bonus room, perfect for movie nights or a children's play area, along with a spacious primary retreat complete with a private ensuite. Two additional well-sized bedrooms and a full bathroom complete the upper floor. The main level showcases an inviting open-concept design with a seamless flow between the kitchen, dining, and living areas—ideal for everyday living and entertaining. Large windows overlook the flat backyard, while easy access to the outdoor space and rear lane adds convenience. A spacious mudroom with convenient laundry connects directly to the double attached garage, making busy family routines effortless. The fully developed basement adds valuable living space with a large recreation room, an additional bedroom, and a full bathroom, offering endless possibilities to suit your family's changing needs. Outside, enjoy a flat backyard with rear lane access, offering plenty of room for kids, pets, gardening, or summer gatherings. Stay comfortable year-round with central air conditioning, ensuring a cool and relaxing home during the warmer months. Located in a sought-after lake community with access to year-round recreational amenities, parks, pathways, and excellent schools, this move-in-ready home offers the perfect blend of space, comfort, and lifestyle. Don't miss this incredible opportunity!