



GRASSROOTS
REALTY GROUP

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230 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2341173



\$699,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Pantry		

Inclusions: N/A

A beautiful family home in one of Calgary's most sought after lake communities. Welcome to this warm meticulously maintained home in the desirable lake community of Auburn Bay. Offering approximately 1795 sq. ft. of developed living space above grade 4 Bedrooms 4 Bathrooms, this thoughtfully designed home combines an inviting open-concept layout with comfortable spaces for the entire family. Step inside to a bright and spacious main floor featuring Wide Plank hardwood flooring, soaring 9 foot ceilings and an open-concept design. The kitchen is the heart of the home, offering abundant cabinetry, a large pantry, generous counter space and a newer dishwasher. The adjoining dining area provides plenty of room for family meals and entertaining, while the cozy living room is highlighted by a gas fireplace, creating the perfect gathering space. Upstairs you will find a spacious bonus room, ideal for movie nights, a playroom or a quiet family retreat. The primary bedroom offers a comfortable escape with a walk-in closet and 4 piece ensuite, while 2 additional bedrooms and another full bathroom provide plenty of space for family or guests. The professionally developed basement adds even more versatility, featuring a large recreation area, fourth bedroom, bathroom, and storage space. With its generous layout and natural light, the basement is perfect for a growing family or guests. Outside, enjoy a spacious, fully fenced backyard surrounded by mature trees for added privacy. The impressive two-tiered cedar deck creates an ideal setting for summer barbecues, entertaining friends and family, or simply relaxing outdoors. A double attached garage and welcoming front patio complete the exterior. This home also, offers the exceptional lifestyle that comes with living in Auburn Bay. Residents enjoy lake access and year-round recreation, from swimming and

skating to playgrounds, parks and walking paths. The location provides easy access to South Calgary Health Campus , schools, shopping, Deerfoot Trail and Stoney Trail, making everyday living and commuting convenient!