

# \$909,000 - 193 Auburn Bay Boulevard Se, Calgary

MLS® #A2254252

**\$909,000**

4 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

â€¡. LOCATION.. LOCATION.. stone throw to Lake Auburn Bay beach, your family to enjoy endless lake activities right at your front doorsteps , and how about watching the spectacular annual fireworks over the lake from your bonus room upstairs. Walking distance to the South Health Campus, shops , bus, schools and all amenities. This home has so much to mention:... recently brand new roof - mostly everything newly renovated the last 2 years with top notches interior: new kitchen with huge island - appliances - opened to above ceiling living room - mainfloor office room - new engineered hardwood floor on mainfloor and upper level- new bathroom & tub- new light fixtures - Fully finished basement with 1 bedroom and full bathroom, and an opened family rec/room with electric inserted fireplace, .... House completed with total 4 bedrooms, master bedroom with 5 pieces ensuite, and spacious bonus room. Full size deck off dinning room , house with air conditioning for your hot summer days, the pergola on huge deck, good size backyard for your entertain. This is a "must" to see and ready to move in , so proud to call it " home" .

Built in 2006

## Essential Information

MLS® # A2254252

Price \$909,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,247       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 193 Auburn Bay Boulevard Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t3m 0e8                     |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Beach Access, Park, Picnic Area, Playground, Boating |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached                               |
| # of Garages   | 2                                                    |
| Waterfront     | Beach Access                                         |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                                                         |
| Appliances        | Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | Fireplace(s)                                                                                                            |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                       |
| Fireplaces        | Electric, Gas                                                                                                           |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Close to Clubhouse, Landscaped, Low Maintenance Landscape, See Remarks, Beach, Lake, Views |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                                  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 43                  |
| Zoning         | R-G                 |
| HOA Fees       | 480                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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