

# \$939,900 - 193 Auburn Bay Boulevard Se, Calgary

MLS® #A2223920

**\$939,900**

4 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Open House this week Saturday June 7/25 from 1-4:00 pm. 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 dining 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® # A2223920

Price \$939,900



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	Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In
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, Views, Beach, Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	50
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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