



GRASSROOTS
REALTY GROUP

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867 Auburn Bay Boulevard SE
Calgary, Alberta

MLS # A2221866



\$735,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, See Remarks, Walk-In Closet(s)		

Inclusions: None

Open House, Sunday June 15, 2025, 1:00pm-3:00. Welcome to this wonderful family home in a perfect family neighborhood with an unparalleled blend of modern community-focused living. Located perfectly across the street from two schools and is a quick walk to the amazing community lake. The main floor features a spacious family room and versatile dining area adjoining the kitchen, centered around a cozy gas fireplace, a versatile formal dining room, and a convenient 2-piece bathroom, creating a wonderful space for both family and entertaining guests. Upstairs, the home continues to impress with three generously sized bedrooms, including a big primary suite that offers a 5-piece ensuite with a tub, vanity, and a separate shower, plus an expansive walk-in closet. An additional 4-piece bathroom, and versatile bonus room, perfect for family entertainment or a home office. Step out on to a nice deck for a bar-b-q and enjoy the backyard on those nice summer nights. Enjoy the best of Auburn Bay's community amenities. With exclusive lake access, you can indulge in year-round activities from paddle boarding to ice skating. The community clubhouse, tennis & pickleball courts.