



**GRASSROOTS**  
REALTY GROUP

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**32 Auburn Bay Boulevard SE**  
**Calgary, Alberta**

**MLS # A2281689**



**\$555,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Ring Doorbell Camera, TV Brackets

**\*\*OPEN HOUSE SATURDAY JANUARY 31ST FROM 1-3PM\*\*** Welcome to 32 Auburn Bay Boulevard SE, a thoughtfully designed home situated on a quiet street directly across from the park in the sought-after lake community of Auburn Bay. With a well-planned layout and a partially finished basement that includes a bedroom, bathroom, and gym area, this property offers comfortable and versatile living space suited to families, professionals, or anyone seeking an active community lifestyle. The main floor features a functional entryway and a convenient powder room that leads into a bright and welcoming living area. The living room is centered around a cozy fireplace with built-in cabinetry and flows seamlessly into the dining area and kitchen, creating an ideal space for both everyday living and entertaining. The kitchen is equipped with ample cabinetry, a pantry for additional storage, and direct access to the backyard, making it a practical and inviting space for home cooking and gatherings. Upstairs, the primary bedroom provides a private retreat complete with a walk-in closet and a well-appointed five-piece ensuite featuring a double vanity. Two additional bedrooms on this level are generously sized and share a full bathroom, offering flexibility for family members, guests, or a home office setup. The partially finished basement adds valuable living space with a recreation area suitable for a workout or gym area. A fourth bedroom and a full four-piece ensuite bathroom offer excellent options for guests, extended family, or a private workspace. The remaining unfinished area provides additional storage or the opportunity for future development. Outside, enjoy the private backyard and rear deck that lead to a finished double detached garage. The corner lot also offers extra outdoor space and includes a separate side entry door for added convenience. Located in one of southeast

Calgary's most desirable lake communities, Auburn Bay offers residents access to a private lake with year-round activities such as swimming, skating, and community events. The neighbourhood features an extensive network of walking paths, parks, playgrounds, and green spaces, along with nearby schools and family-friendly amenities. Residents also enjoy convenient access to shopping, dining, fitness facilities, public transit, the South Health Campus, and the Seton Urban District, all just minutes away. This vibrant community combines a strong sense of neighbourhood connection with everyday convenience, making it an ideal place to call home. Book your private showing today.