



332 Auburn Bay Blvd SE
Calgary, Alberta

MLS # A2182672



\$754,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Garden, Low Maintenance Landscape, Landscaped		

Heating: Forced Air

Floors: Hardwood

Roof: Shingle

Basement: Full, Unfinished

Exterior: Other

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Weight stack in the basement.

Welcome to this stunning 2,230 sqft home located in the heart of the sought-after community of Auburn Bay. The property is just a 5-minute walk to the lake and offers everything you need for modern, comfortable living. This home shows its pride in ownership. Boasting 3 spacious bedrooms, including a luxurious primary bedroom with dual sinks and a 2-person jetted tub, 2.5 bathrooms, and a versatile main floor with an office/den, this home is perfect for families or professionals. The open-concept main floor features gleaming hardwood floors, a chef's kitchen with stainless steel appliances, granite countertops, and upgraded cabinetry, all blending elegance with functionality. Additional highlights include air conditioning for year-round comfort, a brand-new deck in the backyard perfect for outdoor entertaining, and commercial-grade gym equipment worth \$5,000, included with the home. A bonus room upstairs provides the perfect space for relaxation or entertainment. The basement is unfinished, offering a blank canvas for your own development. Professionally cleaned and meticulously maintained, this move-in-ready home showcases builder upgrades throughout and is bathed in natural light. With its unbeatable location close to all amenities, schools, walking paths, shopping, and proximity to the lake, this home is a rare gem—schedule your showing today and prepare to fall in love!