

\$799,800 - 943 Auburn Bay Boulevard Se, Calgary

MLS® #A2186366

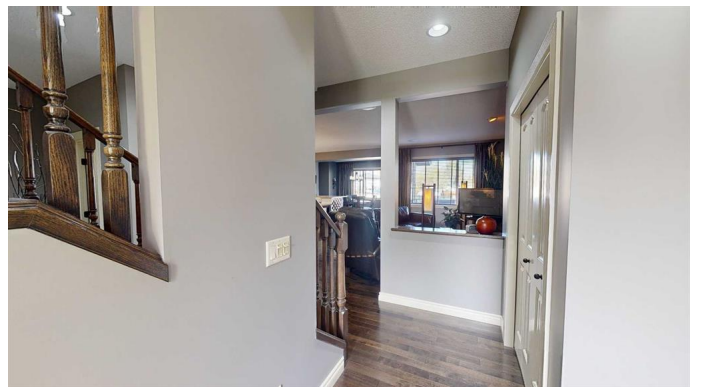
\$799,800

4 Bedroom, 3.00 Bathroom, 2,365 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

**** Make your First Visit through the 3D Tour****
Former Jayman Showhome! No expense was spared by Jayman in the ever popular Eclipse model. This home has been meticulously cared for and is move in ready. You'll love the location as it looks onto the Auburn Bay School field and is just steps away from the front doors of the school. As you approach this home, you'll notice the oversized 8 ft garage door that works great for your big vehicles. The yard has been maintained to the highest standards and has trees, flowers and rock borders. Inside you'll be greeted by rich maple hardwood floors that cover the main floor. The vaulted front entry and open stair case sets the tone for an amazing experience. Walk into the heart of the home to enjoy the open layout with 9 ft ceilings. The light coloured Nordlund kitchen is sure to impress with it's multiple cupboards, ample counter top space, granite, wine rack, wine fridge, massive island, wood shelved pantry and breakfast bar. All appliances are stainless steel Monogram appliances including a 5 burner gas stove, built in oven / microwave / warming drawer combination and top of the line hood fan stack. The kitchen looks on to an oversized dining area that can seat up to 10. The family room is a great size that allows for different seating arrangements and has a custom wood & stone gas fireplace that is sure to impress. Take the french door out to NW backyard that has a good sized deck with room for your BBQ and patio furniture. The yard has been well kept



and is a good size, perfect for the kids or pets to run around in. Completing the main level is a 2 pce bath along with a walk in closet at the back entry. The attached double car garage is fully finished as it once was the showroom office. Take the spindled staircase up to find a multipurpose bonus room. With built in speakers you'll love gathering up there for a movie or the big game. The upstairs laundry is convenient and makes for ease of lifestyle. Three large bedrooms complete the upstairs including the primary bedroom that has an ensuite you've always dreamed of with his/her sinks, soaker tub, shower and walk in closet. You'll enjoy high end window coverings throughout the home complete with blinds and drapes. Other upgrades include Navien Instant Hot Water, Sprinkler system, built-in speakers, 2 Air Conditioning units for those hot summer days & Vacuflow. Auburn Bay is a sought after community complete with a private lake that can be used all year round. Lots of schools and shopping are close by. Easy access to major routes such as Stoney Trail and Deerfoot Trail. This one has to be seen to be appreciated. Make it your new home today!

Built in 2008

Essential Information

MLS® #	A2186366
Price	\$799,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,365
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 943 Auburn Bay Boulevard Se
Subdivision Auburn Bay
City Calgary
County Calgary
Province Alberta
Postal Code T3M 0K1

Amenities

Amenities Beach Access
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Central Vacuum, Double Vanity, Granite Counters, No Animal Home, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator, Wine Refrigerator
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room, Mantle, Stone
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features None
Lot Description Back Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof Asphalt Shingle
Construction Wood Frame, Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed January 9th, 2025

Days on Market	64
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

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