

# \$594,900 - 42 Auburn Bay Gardens Se, Calgary

MLS® #A2231521

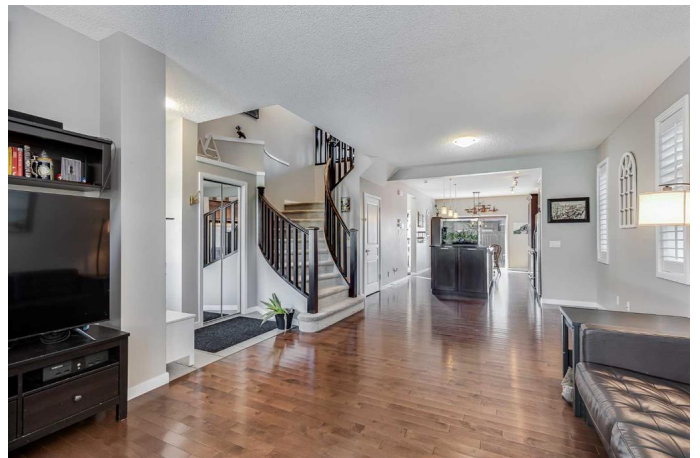
**\$594,900**

3 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

This is it!! This is your opportunity to live in the award-winning lake community of Auburn Bay!! This 2-storey home is perfect for first time home buyers, downsizers, investors and anyone looking for a spacious well kept home. With over 1700 sq ft, this home is larger than most houses in this category which can be felt when walking through the home. As you enter the house, you are greeted with a bright open concept main floor with high ceilings and rich hardwood floors throughout the main living areas. The spacious living room opens up to a chef's kitchen making this the ideal layout for busy families and entertaining. The kitchen offers espresso shaker cabinets, granite countertops, stainless steel appliances, a large sit up island, loads of cupboard space for storage and is conveniently adjacent to both the living & dining areas. The breakfast nook opens up to a beautiful sunny south deck area & low maintenance yard and is perfect for morning coffees and hosting summer BBQs. As you ascend the open staircase, you are greeted with an open bonus room that is perfect for a home office, TV area or quiet relaxation area. The primary bedroom is well sized and has a perfect en-suite featuring a soaker tub, separate glass shower and an ample sized walk-in closet. Two additional well sized bedrooms, a full 4-piece bathroom and a large upper laundry room complete the second floor. The lower level is awaiting your future plans with plenty of room to work with. In addition to all of this, this house also



features central vac and air conditioning for those warm summer days. There is a large parking area behind the fenced yard with space for up to 3 vehicles and has room to build a future garage. Enjoy year-round lake access including swimming, boating, fishing, picnics, tennis/pickleball courts, skating, etc. This home is located within close proximity to shopping, schools, hospital, transportation, restaurants, grocery stores, and so many more amenities making it the ideal neighbourhood to call home. Book your private showing today!!

Built in 2011

### **Essential Information**

MLS® #	A2231521
Price	\$594,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Auburn Bay Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K3

### **Amenities**

Amenities	Beach Access, Clubhouse
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Parking Spaces	3
Parking	Off Street

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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