

# **\$759,900 - 258 Auburn Bay Boulevard Se, Calgary**

MLS® #A2208797

**\$759,900**

3 Bedroom, 3.00 Bathroom, 1,965 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Discover the beauty of this 3-bedroom, 2.5-bathroom home with an office, located in the prestigious Auburn Bay community! With a 3D virtual tour available, you can experience every exquisite detail of this property from the comfort of your own home. The main floor features stunning hardwood flooring throughout, a bright, open floor plan, and a private office with French doors. The kitchen is a chef's dream, complete with a granite countertop island, a breakfast bar, ample storage space in cabinets, and a walk-in pantry. The living room is bathed in natural sunlight through large windows, with a custom-built bookcase adding a touch of elegance. The expanded kitchen nook leads to a substantial double-tiered deck, perfect for entertaining. On the upper level, you'll find a spacious bonus room with built-in storage bins for family activities. The primary bedroom boasts a walk-in closet and a luxurious 5-piece en-suite with a double vanity, two additional large bedrooms and a full bathroom complete the upper floor. The basement, a blank canvas, is ready for you to design your dream space. The secure, fenced, and landscaped yard adds to the appeal of this fantastic home. Enjoy the convenience of being within walking distance to the lake, just 600 meters from Auburn Bay Bike Park, and within 5 minutes' drive to elementary, junior high, and high schools. You'll also have quick access to major highways and be less than 5 minutes from the South Health Campus and



Seton YMCA. This home offers everything a family could wantâ€”donâ€™t miss the chance to see it in person. Book your showing today!

Built in 2006

### Essential Information

MLS® #	A2208797
Price	\$759,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	258 Auburn Bay Boulevard Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0A6

### Amenities

Amenities	Park, Parking, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	R-G
HOA Fees	463
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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