

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

MLS® #A2208797

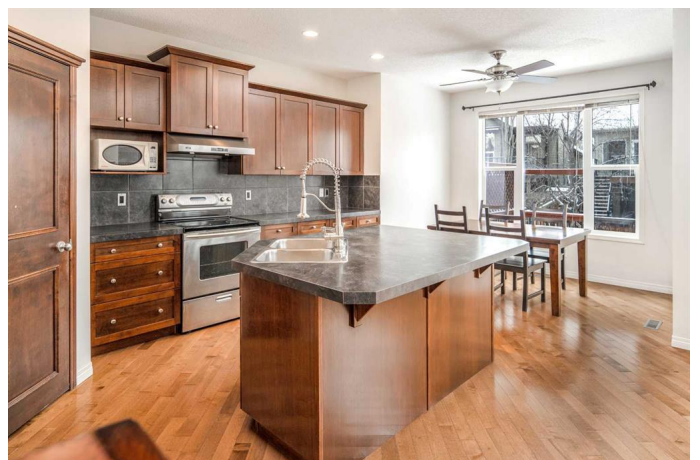
**\$759,900**

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 want—don'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) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------|
| 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 | 5             |
| Zoning         | R-G           |
| HOA Fees       | 463           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.