# \$625,000 - 71 Auburn Bay Manor Se, Calgary

MLS® #A2206984

### \$625,000

3 Bedroom, 4.00 Bathroom, 1,472 sqft Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Located in Auburn Bay, this home offers upgrades & features which include: hardwood, skylight, curved staircase, carpets upper & basement brand new 2 weeks ago, very open plan with open to below, gas fireplace, air conditioning, large deck, oversized 26 X 22 heated garage, insulated & separate 60amp panel, over 2100 sq ft of developed living space & much more. The main floor features a sunken great room with gas fireplace, kitchen with pantry, island with eating bar, & a nook. The upper floor features a loft & 2 master bedrooms both with ensuites. The lower level features a family room, laundry room, 3rd bedroom & utility room. Close to schools, shopping, bus, green spaces, lake & all other amenities. Click on link to view 360's.



#### **Essential Information**

MLS® # A2206984 Price \$625,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

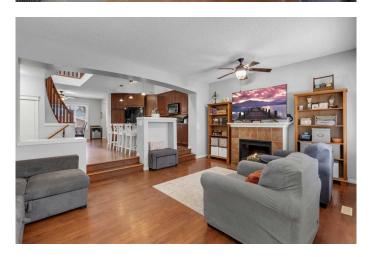
Square Footage 1,472 Acres 0.11

Year Built 2007

Type Residential







Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 71 Auburn Bay Manor Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0C5

#### **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Detached, Insulated, Oversized, 220 Volt Wiring

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle Construction Wood Frame

- ... - ...

Foundation Poured Concrete

## **Additional Information**

Date Listed March 30th, 2025

Days on Market 4

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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