

# \$899,900 - 176 Auburn Bay Avenue Se, Calgary

MLS® #A2220493

**\$899,900**

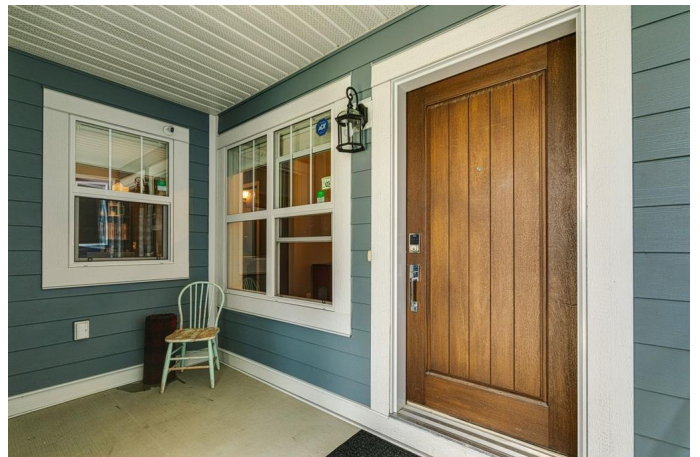
4 Bedroom, 4.00 Bathroom, 2,601 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

**ACROSS FROM THE LAKE W/ LAKE VIEWS!**

Welcome to this gorgeous former Jayman show home with all the bells and whistles. Original owners and in impeccable condition! This 4 bed, 3.5 bath home with DAYLIGHT BASEMENT (FLOOR-TO-CEILING WINDOWS) is your dream home! Chef's kitchen with huge island, walk through pantry and stainless appliances. WINDOWS EVERYWHERE ON THE MAIN LEVEL lets the sun pour in! Open concept living/dining/kitchen. Living room with cozy fireplace and lots of space. Main floor den/office with built in desk is great for a homework centre. Gorgeous modern farmhouse flooring completes the main level. Upstairs you will find the owners suite with super spacious primary bedroom and tailored bathroom with two separate vanities with sinks, his and hers separate walk in closets and even a makeup counter! Separate shower and soaker tub. More large windows make this home very bright! Two massive kids rooms. Super bonus room with wrap around windows and feature wallpaper. Laundry room is also located on the second floor. DAYLIGHT BASEMENT (same size large windows as a walkout basement without the door leading to the outside) has a generous rec room, another built in desk and a full bath. Fourth bedroom with supersized windows and a view of the yard. Extra storage in this basement too. OVERSIZED GARAGE (26X24) has 220V power for the mechanic in the family. Extras:



central AC, irrigation system, fresh paint, fully landscaped with stone patio, apple trees and perennials. This home is IN THE WALK ZONE TO \*BOTH\* THE CBE AND CATHOLIC SCHOOLS. Full lake access, down the street from a park. What are you waiting for? Come check out your new home!

Built in 2013

### Essential Information

MLS® #	A2220493
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,601
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	176 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N3

### Amenities

Amenities	Beach Access, Clubhouse, Game Court Interior, Park, Parking, Picnic Area, Playground, Boating, Dog Park, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Range Hood, Washer/Dryer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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