

32 Auburn Bay Boulevard SE
Calgary, Alberta**MLS # A2277468****\$569,900**

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,415 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Ring Doorbell Camera, TV Brackets

Welcome to 32 Auburn Bay Boulevard SE, a well-designed home located on a quiet street ACROSS FROM THE PARK, in the sought-after LAKE COMMUNITY of Auburn Bay. Offering a thoughtful layout with a partially finished basement, INCLUDING BEDROOM, BATHROOM AND GYM AREA, this property provides comfortable living space for families, professionals, or those looking to enjoy an active community lifestyle. The main floor welcomes you with a functional entryway and a convenient powder room before opening into a bright and inviting living space. The living room features a cozy fireplace with built in cabinets and flows seamlessly into the dining area and kitchen, creating an ideal setting for both everyday living and entertaining. The kitchen offers ample cabinetry, a pantry for additional storage, and easy access to the backyard, making it a practical and welcoming space for home cooking and gatherings. Upstairs, the primary bedroom serves as a private retreat with a walk-in closet and a well-appointed 5 piece ensuite bathroom with a double vanity. Two additional bedrooms on this level are well sized and share a full bathroom, providing flexibility for family members, guests, or a home office setup. The partially finished basement adds valuable living space with a recreation area suitable for a workout area. A fourth bedroom and a full 4 piece ensuite bathroom provide excellent flexibility for guests, extended family, or a private workspace, while the remaining unfinished area allows for additional storage or future development. Enjoy the private backyard and rear deck leading to the finished DOUBLE DETACHED GARAGE, and extra space on the corner lot including a separate SIDE ENTRY DOOR. Located in Auburn Bay, one of southeast Calgary's most desirable lake communities, residents enjoy access to a private lake with year-round

activities including swimming, skating, and community events. The neighbourhood features an extensive network of walking paths, parks, playgrounds, and green spaces, along with nearby schools and family-friendly amenities. Auburn Bay offers convenient access to shopping, dining, fitness facilities, and public transit, while the South Health Campus and Seton Urban District are just minutes away. This vibrant community combines a strong sense of neighbourhood connection with everyday convenience, making it an ideal place to call home. Don't miss out on this one - book your private showing today!