

# \$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.

Built in 2007

## 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	220 Volt Wiring, Double Garage Detached, Insulated, Oversized
# 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
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Days on Market	6
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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