# \$599,900 - 90 Auburn Bay Manor Se, Calgary

MLS® #A2216088

#### \$599,900

3 Bedroom, 3.00 Bathroom, 1,315 sqft Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

A functional 3-bedroom lake-access home ideally situated only 3 blocks from Auburn Bay Lake (i.e. year-round activities including boating, fishing, picnics, playground, tennis/pickleball courts, skating, etc). Substantial 4' X 19' front sitting veranda leads into foyer, spacious living room, large dining area with transom window, kitchen with granite counters/breakfast bar/upgraded stainless steel appliances (i.e. including gas range & double door fridge)/large window over sink, powder and rear mud rooms. Upper level boasts master bedroom with full ensuite/walk-in closet, 2 additional bedrooms and main 4-piece bathroom. Lower level is thoughtfully framed-out to include bedroom, bathroom, family/media room, laundry and storage. Private, south-facing, fully landscaped yard featuring two massive (i.e. 11' X 18â€<sup>™</sup> & 8â€<sup>™</sup> X 12â€<sup>™</sup>) partially covered decks and over-sized 21' X 23' insulated/drywalled/heated double detached garage. Located within close proximity to public transportation, schools, hospital and all amenities. Book your private showing today!







Built in 2007

#### **Essential Information**

MLS® #	A2216088
Price	\$599,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,315
Acres	0.07
Year Built	2007
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	90 Auburn Bay Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C5

## Amenities

Amenities Parking Spaces	Clubhouse, Park, Picnic Area, Playground, Beach Access, Boating 2
0	
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated
# of Garages	2
Interior	
Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished
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## Exterior

Exterior Features	None							
Lot Description	Back	Lane,	Back	Yard,	Low	Maintenance	Landscape,	Private,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## **Listing Details**

**RE/MAX House of Real Estate** Listing Office

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