

883 Auburn Bay Boulevard SE  
Calgary, Alberta

MLS # A2288164



## \$739,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, No Back Lane, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** None

Welcome to an exceptional family residence in the premier lake community of Auburn Bay — where lifestyle, space, and long-term value converge. Offering over 3,000 square feet of professionally developed living space, this meticulously maintained two-storey delivers the size, layout, and upgrades discerning buyers expect. Built by Cedar Glen for the original owner, the home was thoughtfully designed for both everyday family function and elevated entertaining. The main level showcases rich hardwood flooring, expansive living and dining areas, a private home office, and a beautifully appointed kitchen featuring dark cabinetry, stainless steel appliances, and seamless flow to the rear deck and landscaped backyard. A warm, mantel fireplace anchors the living space, creating a refined yet comfortable atmosphere. Upstairs, a generous bonus room provides separation for family living, while the spacious primary retreat offers a 4-piece ensuite and excellent closet space. Two additional bedrooms and convenient upper-floor laundry complete the level. The fully developed lower level was intentionally designed as an entertainment destination — featuring a custom-built bar, integrated entertainment centre, a fourth bedroom, full bath, and dedicated play space. This level adds meaningful, functional square footage rarely found at this price point. Major capital improvements enhance both comfort and buyer confidence: New hot water tank, New central air conditioning. The insulated and drywalled double attached garage further reinforces the home’s turnkey condition. Situated just minutes from the South Health Campus, the amenities of Seton, top-rated schools, and Auburn Bay’s private lake access, extensive walking paths, and year-round recreation — this is more than a home; it is a long-term lifestyle investment. A rare opportunity to secure

substantial square footage, recent mechanical upgrades, and lake-community living in one of Calgary's most desirable southeast neighborhoods.