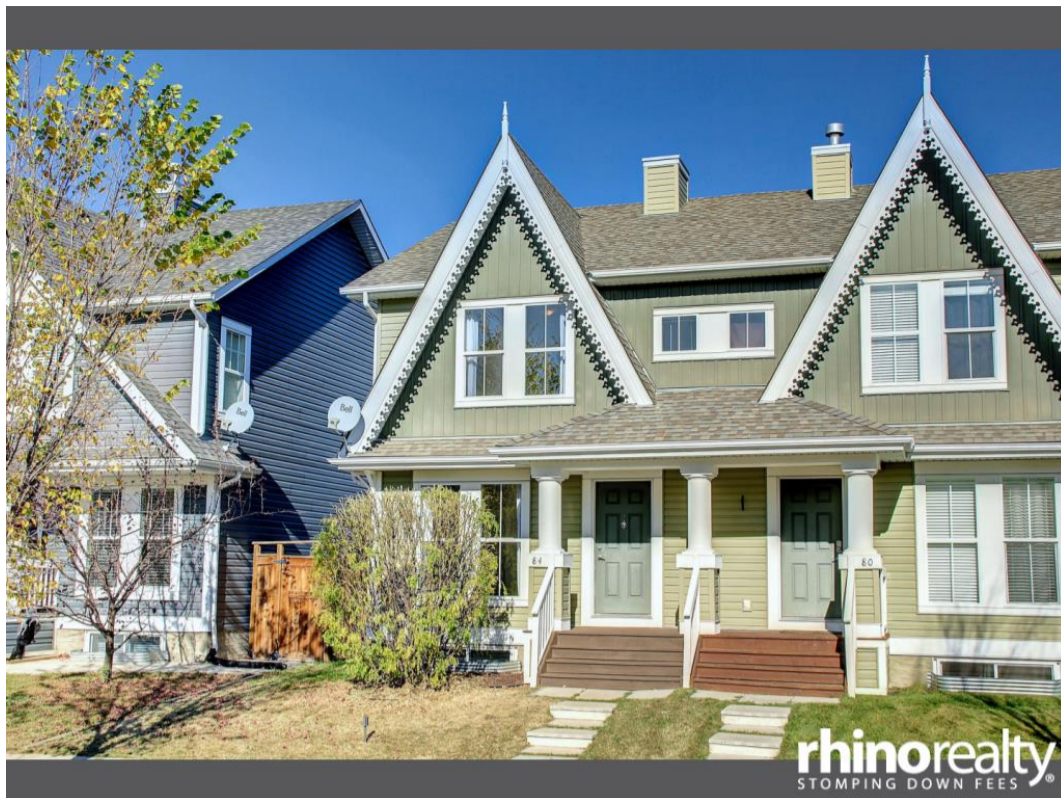




ID# 10778

MLS®# A1152769

\$374,900



Auburn Bay 84 Auburn Bay Boulevard SE Calgary

Single Family
2-Storey
Year Built:2010



2
Bedrooms



3
Bathrooms



1,022
Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-993-1334

Property Highlights

Incredible fully developed home in desirable Auburn Bay! Just a SHORT WALK to the Auburn Bay Lake & amenities, QUICK access to Stoney or 52nd, CLOSE to parks, & playgrounds. BRAND NEW flooring including QUALITY VINYL plank flooring on the main floor & QUALITY carpet with NEW underlay upstairs. Freshly painted! Step in to a generous great room & open plan main floor. Fantastic kitchen offers maple cabinetry, NEW STAINLESS fridge (1 yr), central island, & great sized dining area. Separate entry to the back door and private 2-pce bath. Upstairs, DUAL MASTERS, each with a walk-in closet and a 4-pce ensuite bath with a SOAKER tub/shower combo and full tile surround. Finished basement offers a big rec room with a deep window. Laundry area & plenty of remaining storage plus roughed-in central vac & oversized 65 Gal hot water tank. Landscaped ba...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10778](https://rhinorealty.com/?ID=10778)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$374,900

ID# 10778
MLS®# A1152769

84 Auburn Bay Boulevard SE
Calgary, AB T3M 0V7

GENERAL DETAILS

Community: Auburn Bay
Property Type: Single Family
Style: 2-Storey, attached
Year Built: 2010
of Finished Levels: 3
Sq Ft Above Grade: 1022
Front Windows Face: Southeast
Back Yard Faces: Northwest

INTERIOR

Bedrooms: 2 total; 2 above grade
Bathrooms: one 2-piece; two 4-piece; two are ensuite baths

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	13.5x17.6	4.11x5.36
Dining Room	Main Floor	7.2x5.8	2.19x1.78
Kitchen	Main Floor	9.3x11.7	2.82x3.56
Rec Room	Basement	12.9x19.6	3.94x5.97
Master Bedroom	Upper Floor(s)	12.4x13.5	3.79x4.11
Second Master	Upper Floor(s)	11.8x12.8	3.61x3.91

Basement: full, fully finished
Flooring: linoleum, carpet, other
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, hood fan, washer, dryer, dishwasher, storage shed, all window coverings
Interior Features: black appliances, stainless steel appliances, high efficiency furnace, no animals, no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: 2 stalls
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, lake privileges, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	23.3	7.11
Lot Width at Rear:	23.3	7.11
Lot Depth (Average):	111.5	33.98
Lot Area:	2605	242.0

Lot Shape: Rectangular
Property Taxes: \$2236, Annual
HOA Fee: \$474.85, Annual



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