

# \$589,900 - 90 Auburn Bay Manor Se, Calgary

MLS® #A2216088

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

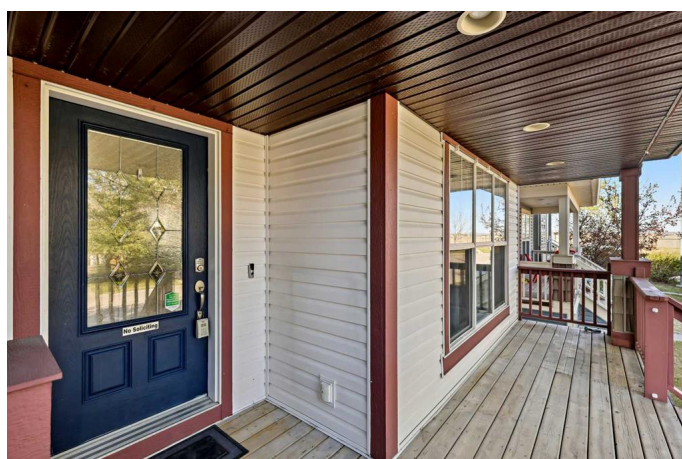
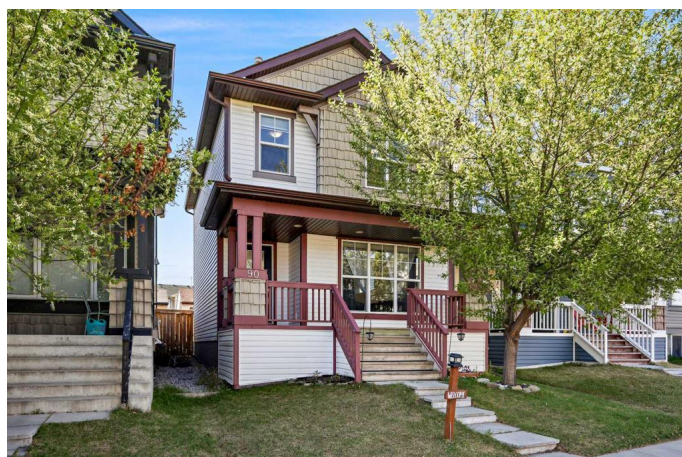
A 3-bedroom lake-access home ideally situated only 3 blocks from Auburn Bay Lake (i.e. year-round activities including swimming, boating, fishing, picnics, playground, tennis/pickleball courts, skating, etc). Substantial 4â€™ X 19â€™ front sitting veranda leads into foyer, spacious living room, large 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 & glass block 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. 11â€™ X 18â€™ & 8â€™ X 12â€™) partially covered decks and over-sized 21â€™ X 23â€™ insulated/drywalled/heated double detached garage. New roof in 2023; new hot water tank in 2025. 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                        \$589,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,315       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | 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      | Beach Access, Clubhouse, Park, Picnic Area, Playground, Boating                    |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Heated Garage, Alley Access, Garage Door Opener, 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  |

### 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 | 38            |
| Zoning         | R-G           |
| HOA Fees       | 509           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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