

# \$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 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 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. Located within close proximity to public transportation, schools, hospital and all amenities. Book your private showing today!

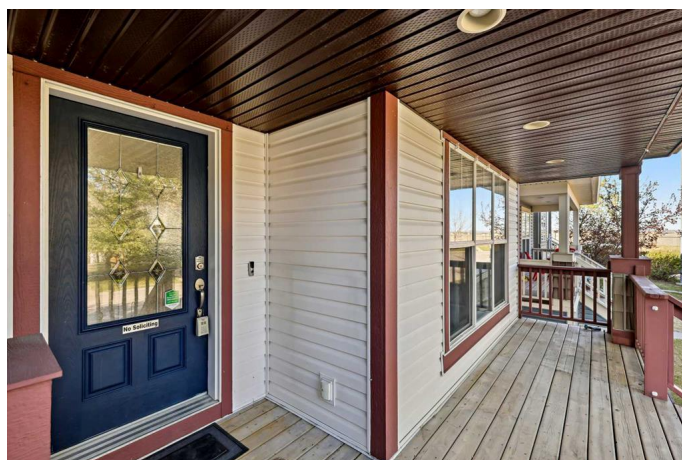
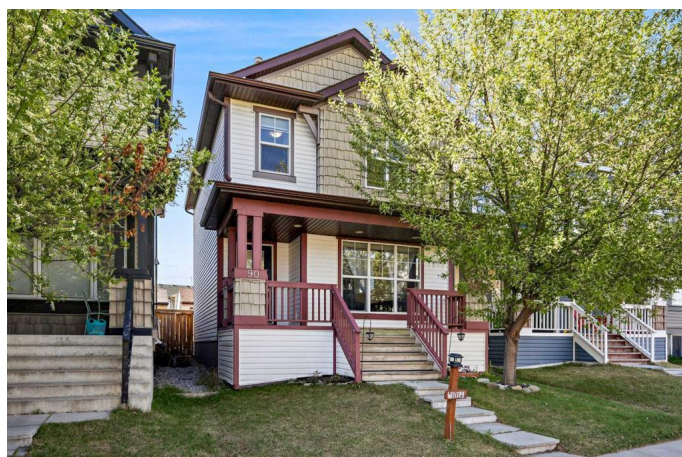
Built in 2007

## 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
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	Clubhouse, Park, Picnic Area, Playground, Beach Access, Boating
Parking Spaces	2
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

### 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	3
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.