



# 368 Auburn Bay Boulevard Calgary Alberta

\$774,900

\*SEE VIDEO \* Discover luxury living in this impressive 4-bedroom, 2-storey, former SHOWHOME by Cardel, nestled in the highly desirable lake community of Auburn Bay. With 3215 sqft of fully developed living space, this thoughtfully designed home has plenty of premium upgrades, and is perfect for those who appreciate style and comfort. The kitchen features sleek stainless steel appliances, granite countertops, floor to ceiling cabinetry and upgraded tile flooring. The open-to-above Great Room is a showstopper, featuring custom built-ins, a fireplace, luxury Berber carpet and stunning open stair risers. To round out the main level is a home office with additional custom built-ins. The second floor offers a large primary bedroom that is a tranquil retreat with a skylit ensuite, an oversized multi-jet shower, walk-in closet and luxurious finishes, 2 additional generously sized bedrooms, and a bright west-facing bonus room. The fully finished basement offers a media room with 7.1 audio, a fourth bedroom, and newly developed 3 piece bathroom. Additional highlights of this freshly painted property, include in-ceiling speakers throughout, air conditioning and a brand-new oven. Outside, enjoy the spacious 2-tier deck, professionally landscaped front and back yards, a perfect spot for cozy evenings around a fire pit with loads of privacy, and a pathway to a playground. Conveniently located near restaurants, shopping, the South Health Campus hospital, and quick access to Deerfoot Trail. This home offers both luxury and convenience. Come see it today! (id:6769)

Bonus Room 18.50 Ft x 15.00 Ft  
 Primary Bedroom 16.00 Ft x 12.67 Ft  
 Bedroom 11.00 Ft x 10.50 Ft  
 4pc Bathroom 11.00 Ft x 10.50 Ft  
 4pc Bathroom 8.50 Ft x 5.00 Ft  
 Bedroom 11.00 Ft x 10.00 Ft  
 Bedroom 12.50 Ft x 11.00 Ft  
 3pc Bathroom 9.00 Ft x 5.50 Ft

Recreational, Games room 26.00 Ft x 20.00 Ft  
 Kitchen 13.00 Ft x 9.50 Ft  
 Dining room 12.50 Ft x 9.50 Ft  
 Living room 16.50 Ft x 14.00 Ft  
 Den 11.00 Ft x 10.00 Ft  
 Laundry room 8.00 Ft x 6.50 Ft  
 2pc Bathroom 5.00 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
 eXp Realty

<https://www.sampatel.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca