

# \$788,000 - 445 Auburn Bay Drive Se, Calgary

MLS® #A2211487

**\$788,000**

5 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Exceptional 5-Bedroom Home in the Heart of Auburn Bay!

Discover an amazing opportunity to own this beautifully appointed 5-bedroom home in the sought-after lake community of Auburn Bay, where resort-style living meets urban convenience. Perfectly tailored for families and active lifestyles, this home offers a seamless blend of comfort, function, and style. The open-concept main floor features a show-stopping kitchen with countless upgrades that will impress even the most discerning chef. Enjoy a spacious office/den, custom built-in laundry area, and a convenient 2pc bath to complete the level.

Upstairs, youâ€™ll find a versatile bonus room, three spacious bedrooms, a 4pc bathroom, and a master bedroom with a private balcony facing the school and huge green space.

The professionally finished basement offers a flexible layout perfect for a home theater or gym, complete with lots of built-in cabinets, 5th bedroom, and full bathâ€”ideal for multi-generational living or guests. Total living space is 3000 sqft including the basement.

Bonus Features Include:

AIR CONDITIONING

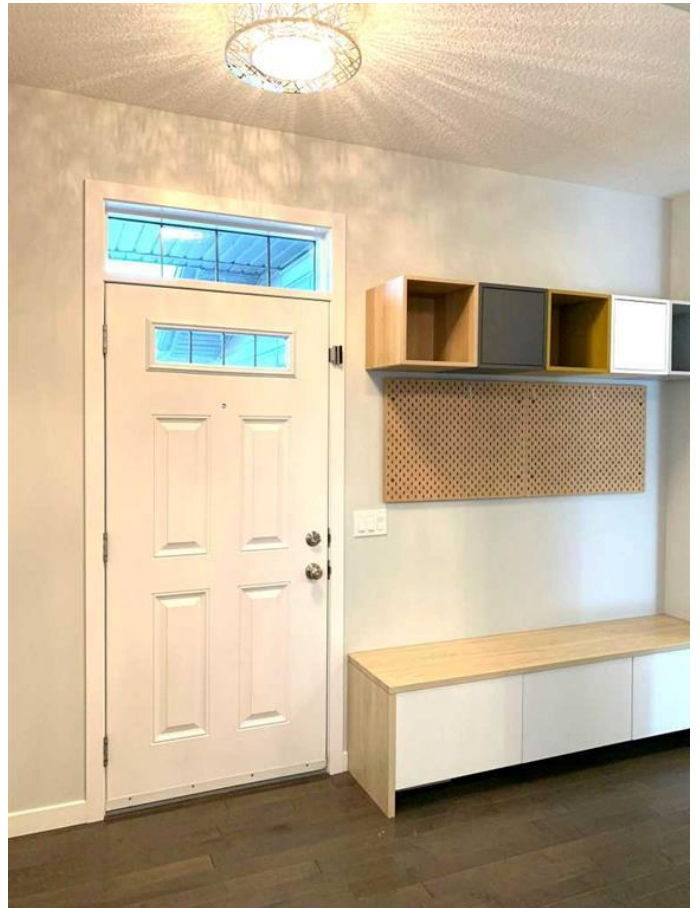
Heated double garage

Gas lines for BBQ + fire table

Two-tiered deck

Professionally landscaped yard

Situated on a quiet street, this gem is within walking distance to schools, parks, off-leash



areas, and all the amenities of Auburn Station. Plus, enjoy exclusive access to Auburn Bay Lake year-round!

Built in 2013

### **Essential Information**

MLS® #	A2211487
Price	\$788,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	445 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M7

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Asbestos
Foundation	Poured Concrete

## Additional Information

Date Listed	April 14th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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