\$799,900 - 425 Auburn Bay Drive Se, Calgary

MLS® #A2220313

\$799,900

3 Bedroom, 4.00 Bathroom, 2,162 sqft Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in Auburn Bay — a fully finished, Cedarglen-built two-storey offering over 3,000 sq ft of impeccably curated living space across all three levels. Perfectly situated across from a sprawling green space and Lakeshore School in one of Calgaryâ€TMs most beloved lake communities, this home masterfully blends luxury, functionality, and timeless design.

Step inside to a bright, open-concept main floor where luxury vinyl plank flooring runs wall-to-wall — no carpet in sight. The chef-inspired kitchen is the heart of the home, featuring a dramatic white quartz waterfall island, full stainless steel appliance package, rich espresso cabinetry, tiled backsplash, and a corner pantry. The adjacent dining area and inviting great room, anchored by a stone-wrapped gas fireplace, offer the ideal setting for entertaining or everyday family living. A private main floor den, built-in mudroom lockers, and a stylish 2-piece bath complete the level.

Upstairs, the nearly 200 sq ft primary suite is a true retreat, complete with a spa-like 5-piece ensuite and walk-in closet. Two additional bedrooms offer custom built-in closets, while a spacious 518 sq ft bonus roomâ€"complete with sliding barn doors and a private balconyâ€"offers flexible space for a fourth bedroom, playroom, or home office. A full 4-piece bath and upper-level laundry room add







thoughtful convenience.

The professionally finished basement adds even more versatility, featuring spray foam insulation, upgraded subfloor, a large rec room with pot lights and wet bar (with built-in bar fridge), a stylish 4-piece bathroom with dual sinks and rainfall shower, and electrical and framing prepped for a future fourth bedroom.

Outside, enjoy a private and beautifully landscaped backyard with mature cherry blossom trees, a custom pergola with roll-down privacy shades, and a gas line for your BBQ â€" perfect for warm summer evenings. The oversized double garage is insulated and painted, rounding out this exceptional package.

Located in a premier 4-season lake community, enjoy exclusive access to paddleboarding, kayaking, swimming, skating, tennis courts, and the Auburn House facility. Minutes to schools, shopping, South Health Campus, and with a new public middle school coming soon just steps away â€" this is a rare opportunity not to be missed.

A luxurious home. A vibrant lifestyle. Welcome to Auburn Bay.

Built in 2013

Essential Information

MLS® #	A2220313
Price	\$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,162
Acres	0.09

Year Built	2013
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

425 Auburn Bay Drive Se
Auburn Bay
Calgary
Calgary
Alberta
T3M 0R2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)	
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings	
Heating	Forced Air	
Cooling	None	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas, Living Room	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	Private Yard	
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting	
Roof	Asphalt Shingle	

Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	35
Zoning	R-1N
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office Real Broker

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