

\$785,000 - 425 Auburn Bay Drive Se, Calgary

MLS® #A2220313

\$785,000

3 Bedroom, 4.00 Bathroom, 2,162 sqft

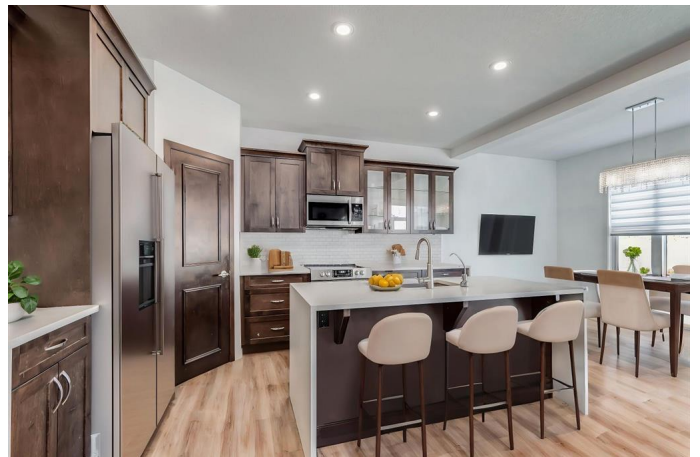
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in Auburn Bay â€” 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€™s 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 â€” 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 – 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 – 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 | \$785,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,162 |
| Acres | 0.09 |

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

Community Information

| | |
|-------------|-------------------------|
| Address | 425 Auburn Bay Drive Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0R2 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Closet Organizers |
| 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, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Close to Clubhouse, 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 | 54 |
| Zoning | R-1N |
| HOA Fees | 494 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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