

# \$800,000 - 425 Auburn Bay Drive Se, Calgary

MLS® #A2264859

**\$800,000**

3 Bedroom, 4.00 Bathroom, 2,161 sqft

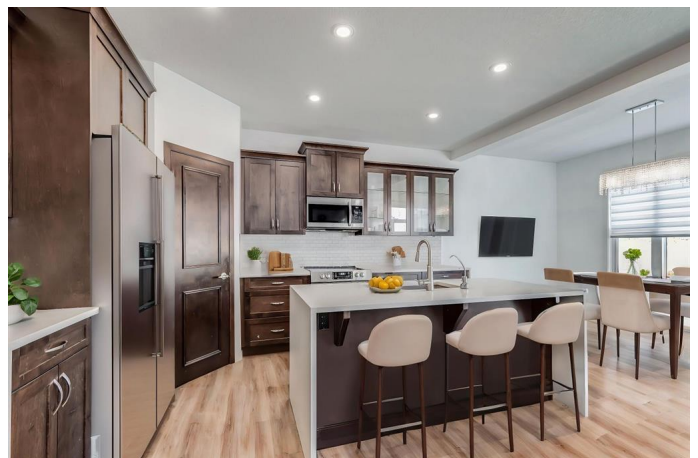
Residential on 0.09 Acres

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® #         | A2264859  |
| Price          | \$800,000 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,161     |
| 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, 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, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Close to Clubhouse |
| Roof              | Asphalt Shingle                                                                                      |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-1N               |
| HOA Fees       | 494                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

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