

# \$825,000 - 437 Auburn Bay Drive Se, Calgary

MLS® #A2247253

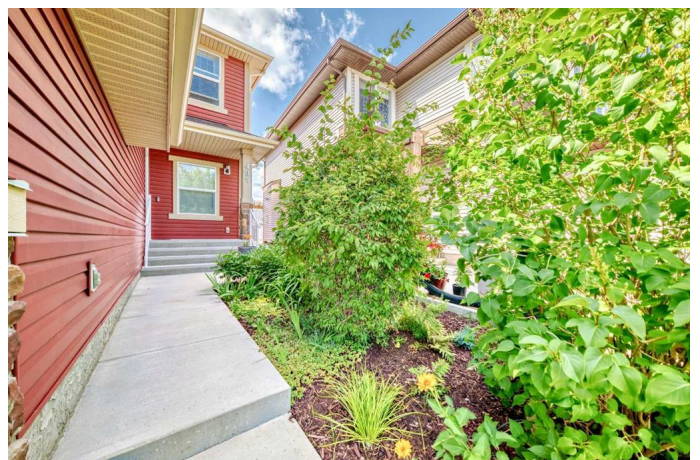
**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Look no further! Welcome to your BEAUTIFUL 3000 sq ft (approximate living space) home in SE Calgary in the family friendly community of Auburn Bay! Come live in a Lake Community where residents enjoy access to the lake sandy beach, playground & tennis courts, bbq areas and other year-round activities. This home is located ACROSS from the SCHOOL and nearby shopping & restaurants, with quick access to major routes (Stoney & Deerfoot), close to the South Health Campus and the Largest YMCA in the World! This home was beautifully renovated throughout in 2024 and the basement developed with City Permits. The renovation included flooring replacement with quality laminate, painting, new blinds, new light fixtures, a French doors office for your home-based business, a major kitchen upgrade with new kitchen appliances & renovated island and the powder room upgrade. As you enter the home, you will find a good size office with a large window for the morning sun. Keep walking to discover an open concept living room with a gas fireplace, a gourmet kitchen with extended central island & new quartz countertops. The dining area is filled with natural light, and it has direct access to the newly refreshed deck with private panels and a new pergola, a beautifully upgraded and maintained backyard, just perfect for family gatherings and weekend BBQs. You can enjoy the afternoon & evening sun in this WEST facing yard. The main floor also has an upgraded powder room, a



mudroom/laundry conveniently located as you enter the home from the insulated double garage. The mudroom extends with a walkthrough pantry right off the kitchen. The upstairs has a large master bedroom that accommodates a king bed with an ensuite 5-piece bathroom and walk-in closet. The top floor has 2 additional good-sized bedrooms, one with its own walk-in closet, another 4 piece bathroom. A beautiful bonus room with oversized windows and French doors (AGAIN!) that provide the perfect space for fun times! You can step out to your beautiful covered balcony to enjoy the sun with your morning coffee. NO CARPETS here, just quality laminate & tiles. The IN-FLOOR HEATING basement, fully developed in 2024, offers a large recreation room, the 4th bedroom and 3-piece bathroom with heated floor and a multi-purpose den. Both the front and the back yard have beautiful well-maintained lush greenery and plenty of flowers: lilac, peonies, roses. Very clean & ready to move in.. we are flexible on possession. Come, visit, buy &enjoy HOME as here is where you are meant to be with your loved ones!

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247253    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,200       |
| Acres          | 0.10        |
| Year Built     | 2013        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 437 Auburn Bay Drive Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M0M7                  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Park, Playground                          |
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Pantry                  |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Gas Dryer |
| Heating           | In Floor, Forced Air, Natural Gas                                          |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Family Room, Gas, Mantle, Tile                                             |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                   |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.