\$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

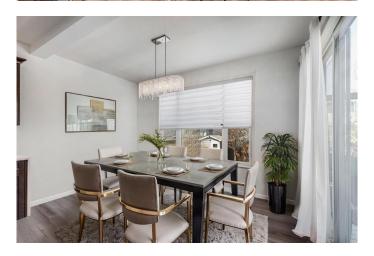
Welcome to your dream home in Auburn Bay â€" a fully finished, Cedarglen-built two-storey offering over 3,000 sq ft of impeccably curated living space across all three levels. Perfectly situated across from a sprawling green space and Lakeshore School in one of Calgary's most beloved lake communities, 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 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®#	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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