

# \$815,000 - 8 Auburn Bay Lane Se, Calgary

MLS® #A2223528

## \$815,000

5 Bedroom, 4.00 Bathroom, 2,318 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to 8 Auburn Bay Lane SE. This freshly painted, Move in Ready home is located in the heart of Auburn Bay Heights. This is a 365 day a year Resident access only (you may take your guests) lake access home. Total living space is 3,401 Sq FT. (Total above grade 2,318 sqft) Total of 4 bedrooms up stairs, 1 down, 3.5 bathrooms plus a main floor office and fully developed basement with wet bar. Enjoy the convenience of a 6 minute walk to the lake entrance. or the South Health Campus Hospital. Seton Shopping is close by, and an easy walk if desired. There are plenty of additional playgrounds in the area. The home features shingles and eaves trough that are only 2 years old. The exterior was just repainted May 23 /2025. Low Maintenance front yard with extra wide driveway. Walk through the front entrance and be awed by the 17 foot Vaulted ceilings. The open concept main floor is perfect for entertaining with a spacious kitchen, plenty of cabinets, and a large pantry. Flooring was also replaced on this level two years ago. Spend a cozy night by your main floor gas fireplace, after a day ice skating, swimming, or maybe the yearly Winter parade. With 4 large bedrooms upstairs, double sinks in the main bathroom, as well as the master ensuite. You will have plenty of room for family or guests. The Master bedroom and ensuite are a must see, tons of room to relax at the end of the day. The walk in closet is any home owners dream. The large finished basement has a generous games



room and living area, with a 4 piece Juliet bathroom, attached to the 5th bedroom, with walk in closet. Your inlaws and guests will love the privacy. The extra large windows provide awesome natural lighting here. After a day at the beach, swimming, playing Volleyball, paddle boarding, tennis, fishing or taking in the splash park with your children. You will get to come home to central air conditioning and park in your double attached garage ,that is drywalled and insulated .Maybe you will just want to sit and enjoy your private patio and newly sodded back yard. There is a perfect location for an outdoor firepit .You could not ask for a more conveniently located home minutes to Deerfoot and Stoney trails. Off leash dog park, Schools YMCA, and so much more. Welcome to what could be your new home.

Built in 2006

### **Essential Information**

MLS® #	A2223528
Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Auburn Bay Lane Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1K8

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Picnic Area, Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Conditioner, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Rectangular Lot, Street Lighting, Yard Drainage, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Shingle Siding, Silent Floor Joists
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	69
Zoning	SR
HOA Fees	510

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             CIR Realty

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