# \$810,000 - 437 Auburn Bay Drive Se, Calgary

MLS® #A2261082

### \$810,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Fall is Here and this cozy home is featuring over 3000sq ft of beautiful living space. The owners have extensively renovated it. The West backyard was refreshed so that is becomes your oasis. Inside? Wow: no carpets here just quality laminate, new paint, blinds & light fixtures, a main floor French doors office to run your home-based business, a major kitchen upgrade with new kitchen appliances& renovated island and also a powder room upgrade. The basement will be warm as there is IN-FLOOR heating too. It has all you need: a full bath&bedroom and a LARGE family room. All developed by a professional contractor with City permits in place. Your cars will be comfortable in your double attached& insulated garage. Upstairs: 2 good size bedrooms sharing a bath and the beautiful MASTER with a 5-piece bath & walk-in closet. Also here a a French door Bonus room opening up to a cute balcony to enjoy the sunny crisp mornings with your warm coffee.. and a wall mounted electric fireplace for your enjoyment. The main floor is perfect for entertainment with a beautiful & large kitchen area, a powder room & laundry too! Do you like to be outdoors? Enjoy ALL SEASONS FUN at the Auburn Bay LAKE, right in your community... what a treat! This community has schools (you are across from one), shopping galore, entertainment & quick drive to the LARGEST YMCA in the World, the library, the cinemas and so much more! Also quick access to major routes like Deerfoot & Stoney! This is







#### Built in 2013

#### **Essential Information**

MLS® # A2261082 Price \$810,000

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

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 September 30th, 2025

Days on Market 35

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

## **Listing Details**

Listing Office MaxWell Canyon Creek

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