

\$788,000 - 445 Auburn Bay Drive Se, Calgary

MLS® #A2211487

\$788,000

5 Bedroom, 4.00 Bathroom, 2,146 sqft
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Exceptional 5-Bedroom Home in the Heart of Auburn Bay!

Discover an amazing opportunity to own this beautifully appointed 5-bedroom home in the sought-after lake community of Auburn Bay, where resort-style living meets urban convenience. Perfectly tailored for families and active lifestyles, this home offers a seamless blend of comfort, function, and style. The open-concept main floor features a show-stopping kitchen with countless upgrades that will impress even the most discerning chef. Enjoy a spacious office/den, custom built-in laundry area, and a convenient 2pc bath to complete the level.

Upstairs, you'll find a versatile bonus room, three spacious bedrooms, a 4pc bathroom, and a master bedroom with a private balcony facing the school and huge green space.

The professionally finished basement offers a flexible layout perfect for a home theater or gym, complete with lots of built-in cabinets, 5th bedroom, and full bath—ideal for multi-generational living or guests. Total living space is 3000 sqft including the basement.

Bonus Features Include:

AIR CONDITIONING

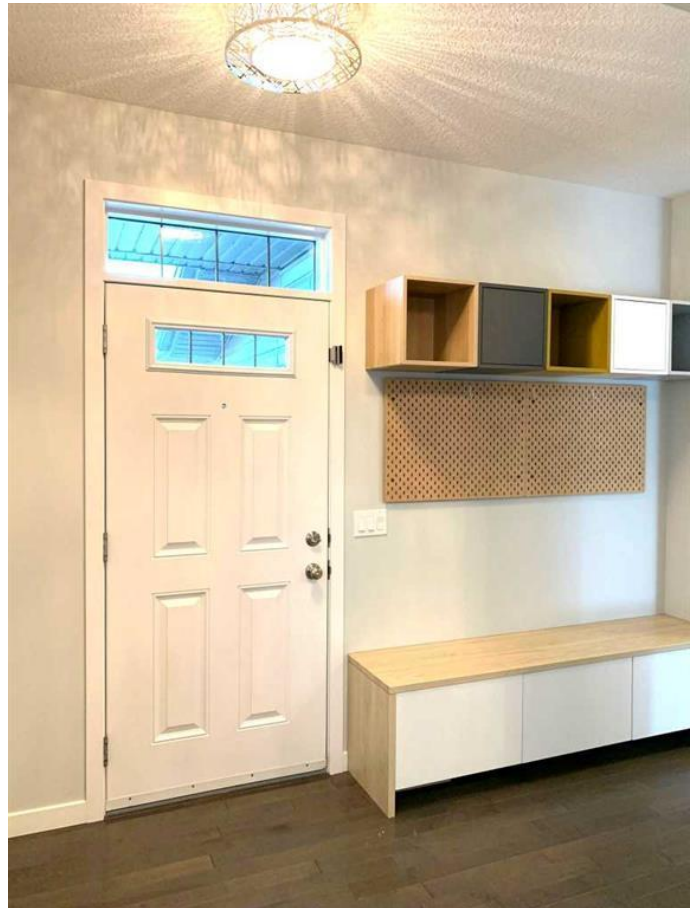
Heated double garage

Gas lines for BBQ + fire table

Two-tiered deck

Professionally landscaped yard

Situated on a quiet street, this gem is within walking distance to schools, parks, off-leash



areas, and all the amenities of Auburn Station. Plus, enjoy exclusive access to Auburn Bay Lake year-round!

Built in 2013

Essential Information

MLS® #	A2211487
Price	\$788,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	445 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0M7

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Asbestos, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	7
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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