

\$684,900 - 23 Auburn Bay Place Se, Calgary

MLS® #A2244468

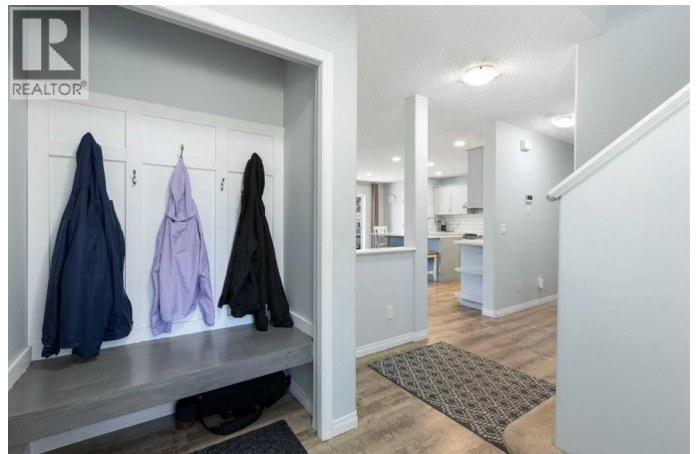
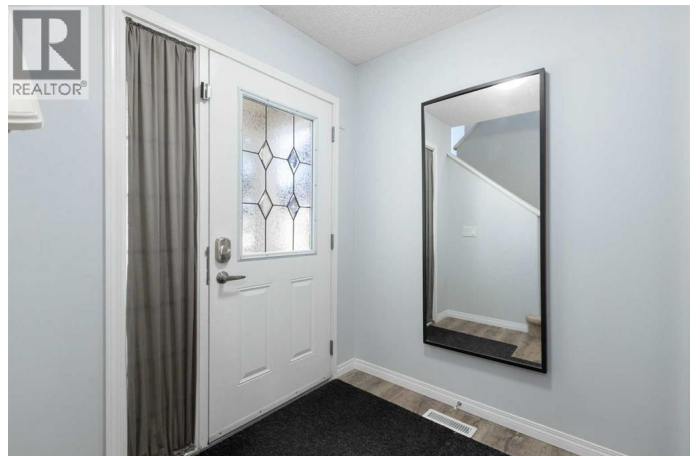
\$684,900

3 Bedroom, 3.00 Bathroom, 1,678 sqft

Single Family on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully updated two-storey home tucked away on a quiet cul-de-sac in the highly sought-after lake community of Auburn Bay! Ideally located just a short walk from the main lake entrance, local schools, playgrounds, and scenic walking paths, this home offers the perfect blend of lifestyle and convenience. Step inside to discover a bright, open-concept main floor featuring stylish LVP flooring, painted cabinetry, and stunning quartz countertops (2020) in the spacious kitchen—perfect for entertaining or enjoying family dinners. Upstairs, you’ll find three generous bedrooms including a large primary suite, along with a versatile bonus room ideal for movie nights or a home office. The fully developed basement, completed in 2024, is a true standout—designed for entertaining with a custom wet bar, pool table, and stylish finishes that make it a space to unwind and enjoy. Other notable upgrades include a new roof, furnace, and kitchen improvements in 2020, a hot water tank in 2018, and central A/C added in 2016 for year-round comfort. Unlike many properties in the area, this home is not a zero lot line and sits on a generously sized lot with a maturely landscaped backyard. Enjoy summer evenings on the sizeable deck, perfect for BBQs, outdoor dining, and entertaining in a private, tree-lined setting. Living in Auburn Bay means you’ll have year-round access to the 43-acre freshwater lake, sandy beaches, clubhouse, tennis courts, and community events. Just minutes away, the



vibrant Seton Urban District offers an abundance of amenities, including shops, restaurants, the South Health Campus Hospital, YMCA, Cineplex, and more. Quick access to Deerfoot and Stoney Trail makes commuting a breeze. This is the perfect opportunity to enjoy lake living with modern upgrades in one of Calgaryâ€™s most desirable communities! (id:6289)

Built in 2005

Essential Information

Listing #	A2244468
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,678
Acres	0.09
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Auburn Bay Place Se
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M0A5

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Cul-de-sac, Wet bar, No Smoking Home, Level, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Oven, Dryer, Microwave, Hood Fan,
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	Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Charles



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