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

MLS® #A2261082

### \$810,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft Single Family 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**

Listing # A2261082 Price \$810,000

Bedrooms 4
Bathrooms 4.00

Half Baths 1

Square Footage 2,200
Acres 0.10
Year Built 2013

Type Single Family

Sub-Type Freehold

# **Community Information**

Address 437 Auburn Bay Drive Se

Subdivision Auburn Bay

City Calgary
Province Alberta
Postal Code T3M0M7

### **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby

Features Closet Organizers, No Smoking Home, Level, Parking

Parking Spaces 4

Parking Attached Garage, Concrete

# of Garages 2

## Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Microwave Range

**Hood Combo** 

Yes

Heating Natural gas Forced air, In Floor Heating

Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 2

Has Basement

### **Exterior**

Exterior Stone, Vinyl siding

Exterior Features Fruit trees, Garden Area, Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office MaxWell Canyon Creek





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Listing information last updated on November 3rd, 2025 at 11:01pm PST