

# \$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

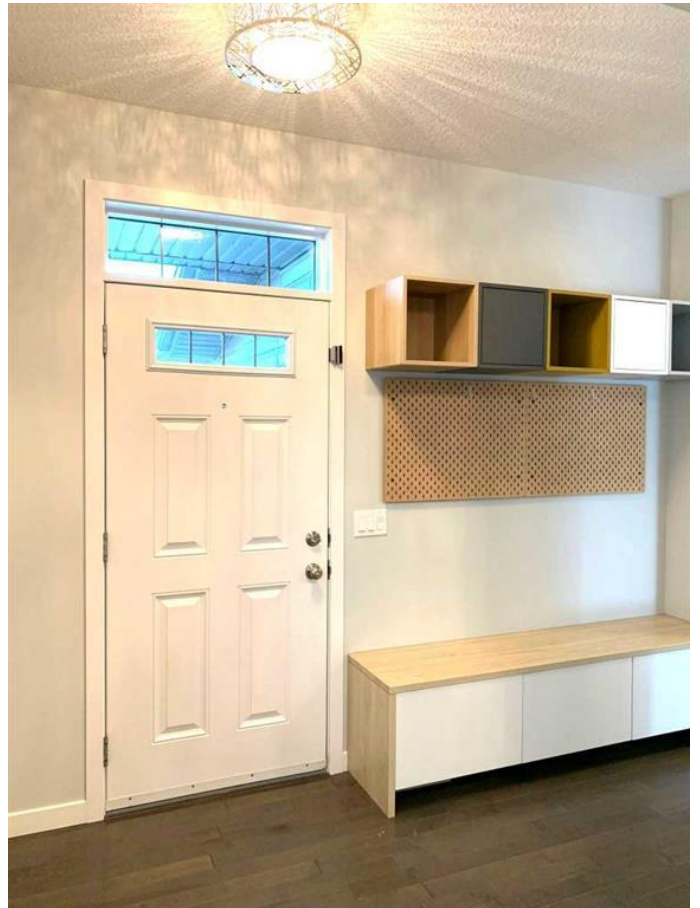
Heated double garage

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 | 8                |
| Zoning         | R-G              |
| HOA Fees       | 494              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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