

# \$785,000 - 425 Auburn Bay Drive Se, Calgary

MLS® #A2220313

## \$785,000

3 Bedroom, 4.00 Bathroom, 2,162 sqft

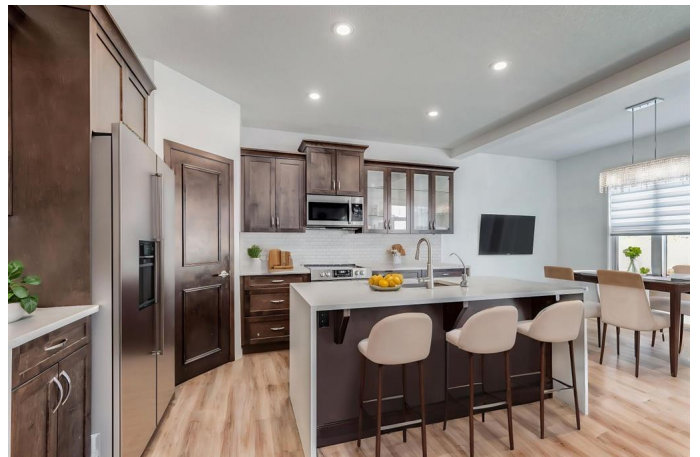
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in Auburn Bay â€” a fully finished, Cedarglen-built two-storey offering over 3,000 sq ft of impeccably curated living space across all three levels. Perfectly situated across from a sprawling green space and Lakeshore School in one of Calgaryâ€™s most beloved lake communities, this home masterfully blends luxury, functionality, and timeless design.

Step inside to a bright, open-concept main floor where luxury vinyl plank flooring runs wall-to-wall â€” no carpet in sight. The chef-inspired kitchen is the heart of the home, featuring a dramatic white quartz waterfall island, full stainless steel appliance package, rich espresso cabinetry, tiled backsplash, and a corner pantry. The adjacent dining area and inviting great room, anchored by a stone-wrapped gas fireplace, offer the ideal setting for entertaining or everyday family living. A private main floor den, built-in mudroom lockers, and a stylish 2-piece bath complete the level.

Upstairs, the nearly 200 sq ft primary suite is a true retreat, complete with a spa-like 5-piece ensuite and walk-in closet. Two additional bedrooms offer custom built-in closets, while a spacious 518 sq ft bonus roomâ€”complete with sliding barn doors and a private balconyâ€”offers flexible space for a fourth bedroom, playroom, or home office. A full 4-piece bath and upper-level laundry room add



thoughtful convenience.

The professionally finished basement adds even more versatility, featuring spray foam insulation, upgraded subfloor, a large rec room with pot lights and wet bar (with built-in bar fridge), a stylish 4-piece bathroom with dual sinks and rainfall shower, and electrical and framing prepped for a future fourth bedroom.

Outside, enjoy a private and beautifully landscaped backyard with mature cherry blossom trees, a custom pergola with roll-down privacy shades, and a gas line for your BBQ – perfect for warm summer evenings. The oversized double garage is insulated and painted, rounding out this exceptional package.

Located in a premier 4-season lake community, enjoy exclusive access to paddleboarding, kayaking, swimming, skating, tennis courts, and the Auburn House facility. Minutes to schools, shopping, South Health Campus, and with a new public middle school coming soon just steps away – this is a rare opportunity not to be missed.

A luxurious home. A vibrant lifestyle. Welcome to Auburn Bay.

Built in 2013

**Essential Information**

MLS® #	A2220313
Price	\$785,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,162
Acres	0.09

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	425 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Closet Organizers
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Close to Clubhouse, Street Lighting
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	70
Zoning	R-1N
HOA Fees	494
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.