

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

MLS® #A2261082

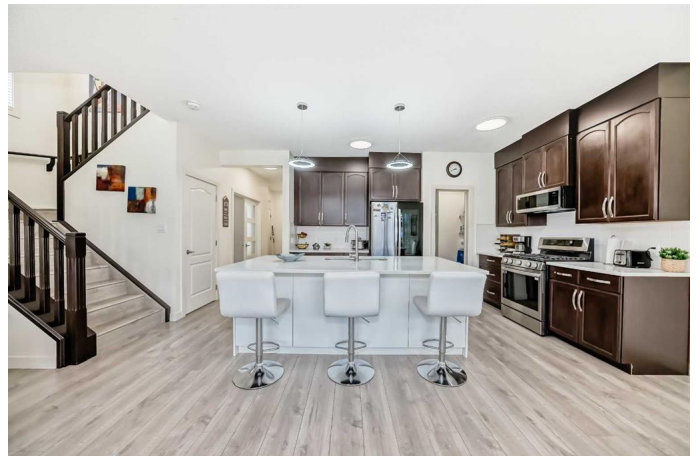
\$810,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential 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 it 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



your home! Just move in and enjoy!

Built in 2013

Essential Information

MLS® #	A2261082
Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	437 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0M7

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Pantry
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Gas Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.