

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

MLS® #A2261082

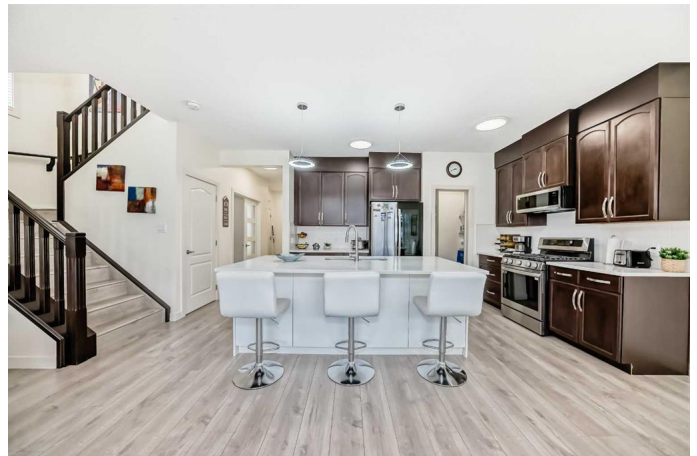
**\$810,000**

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 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 | 14                   |
| Zoning         | R-G                  |
| HOA Fees       | 509                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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