

# \$1,175,000 - 285 Auburn Bay Avenue Se, Calgary

MLS® #A2210575

**\$1,175,000**

5 Bedroom, 4.00 Bathroom, 2,573 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Discover this beautiful family home in the sought-after lake community of Auburn Bay. Backing onto a scenic pond, playground, and greenspace, this residence also features a fully-developed illegally suited walk-out basement "perfect for extended family, guests or additional income potential. Spanning over 3,700 sq ft of total living space, the functional layout offers 5 total bedrooms plus a spacious bonus room "providing plenty of space for a growing family. The main floor impresses with 9'™ ceilings, a stunning vaulted, open-to-above living room, a versatile front den/flex room, and a handy office nook. The stylish open-concept kitchen is equipped with quartz countertops, stainless steel appliances (including a gas cooktop and wall oven), and a central island with a dual basin sink and eating bar. A walk-thru pantry and built-in coffee bar or office nook lead directly to the mudroom and double attached garage "making everyday tasks like unloading groceries effortless. The inviting living room features a cozy gas fireplace with marbled tile surround and soaring two-storey south-facing windows, flooding the space with natural light. Step out onto the back deck with electric awning to enjoy peaceful views of the pond, greenspace, playground, and your own south backyard with raised garden beds. Upstairs, unwind in the primary suite offering ample space with a reading nook, a large walk-in closet, and a spa-like 5-piece ensuite complete with dual quartz vanity, soaker tub, fully tiled



shower with bench, and private water closet. Three additional bedrooms, a large bonus room, and a fully tiled laundry room with side-by-side washer/dryer, wash basin sink, folding counter, hooks, and cabinetry complete this stunning upper level. The walk-out basement provides even more versatility with an illegal 1 bedroom suite, featuring a full kitchen, spacious rec room (convertible to a second bedroom if desired), 4-piece bathroom, private laundry, and radon mitigation system already installed for added peace of mind. Additional upgrades include triple-pane windows for a quieter, more efficient home, new fridges and dishwashers up and down, a heated double garage, and much much more. This home is just a short walk to Auburn Bay Lake, Prince of Peace, Lakeshore, Bayside and Auburn Bay School. South Health Campus is just minutes away, as well as many nearby parks and a network of beautiful pathways. You'll love the added convenience of living on a city-maintained, snow-plowed street – just one more thing to appreciate about this exceptional luxury home. Auburn Bay offers year-round activities – from skating and paddleboarding to swimming – along with beautiful pathways, parks, community gardens, and exclusive lake access. This community is rich in amenities, services, and retail options, ensuring everything you need is right at your doorstep. This is a must-see rare opportunity in one of Calgary's most desirable lake communities!

Built in 2014

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2210575    |
| Price    | \$1,175,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,573       |
| Acres          | 0.10        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 285 Auburn Bay Avenue Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 2C2                  |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Picnic Area, Playground, Racquet Courts |
| Parking Spaces | 4                                                                      |
| Parking        | Double Garage Attached                                                 |
| # of Garages   | 2                                                                      |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                              |
| Fireplaces        | Family Room, Gas                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                            |

Basement                      Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features      Garden

Lot Description        Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped, No Neighbours Behind, Rectangular Lot

Roof                      Asphalt Shingle

Construction          Brick, Composite Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

Date Listed             April 17th, 2025

Days on Market        11

Zoning                  R-G

HOA Fees               581

HOA Fees Freq.       ANN

**Listing Details**

Listing Office           Real Broker

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