

445 Auburn Bay Drive SE
Calgary, Alberta

MLS # A2211487



\$788,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asbestos, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island		

Inclusions: N/A

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!