

**425 Auburn Bay Drive SE**  
**Calgary, Alberta**

**MLS # A2264859**



**\$800,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,161 sq.ft.                                                              | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level, Recta |               |                   |

|                    |                                                                                           |                   |      |
|--------------------|-------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Vinyl                                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding                                              | <b>Zoning:</b>    | R-1N |
| <b>Foundation:</b> | Poured Concrete                                                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Closet Organizers, Kitchen Island, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

Welcome to your dream home in Auburn Bay &mdash; 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 Calgary'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 &mdash; 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 room&mdash;complete with sliding barn doors and a private balcony&mdash;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

&mdash; 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 &mdash; this is a rare opportunity not to be missed. A luxurious home. A vibrant lifestyle. Welcome to Auburn Bay.