$855,000 - 22 Auburn Bay Court Se, Calgary

MLS® #A2210115

$855,000
4 Bedroom, 4.00 Bathroom, 2,045 sqft
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in the sought-after Auburn Bay Lake Community! Nestled on a quiet cul-de-sac, this beautifully maintained home with 2900 sqft of total living space boasts exceptional curb appeal and an inviting atmosphere from the moment you arrive. Step inside to a warm and welcoming front entrance, with a flex room to the leftâ€”perfect for a home office, playroom, or formal sitting area. The main floor showcases gorgeous hardwood flooring throughout, leading to an updated kitchen featuring quartz countertops, stainless steel appliances, and an upgraded pantry, this kitchen is every home cook's dream! The open-concept living room, complete with a stunning fireplace focal point which seamlessly connects to the dining area. From here, an oversized patio door opens to your expansive stone patio, where you can relax or entertain in your private outdoor oasis. The irrigation system ensures lush landscaping with ease. Upstairs, youâ€™ll find a spacious bonus room with vaulted ceilings and large windows to bring in natural light. This space is perfect for family movie nights. The primary bedroom offers a tranquil retreat, complete with a 4-piece ensuite along with a corner soaker tub for those that need a relaxing evening to unwind after a long day. There are two additional bedrooms and a 4-piece main bathroom to complete the upper level. The finished basement provides additional living space with a fourth bedroom, a full 4-piece bathroom, and ample

storage.The recreational room is a multi purpose area where you can have a workout station or a media room for the kids. Additional Features:Sound insulation between floors for added privacy,Roof replaced in 2021,Hot water tank replaced in 2022, Permanent Christmas lights for year-round convenience,New light fixtures & updated bathrooms,New air conditioning for summer comfort. Located just 300 meters from Auburn Bay Lake, this home offers easy access to Deerfoot and Stoney Trail, South Health Campus, YMCA, and Seton Shopping Centreâ€”all within minutes. Plus, with K-12 schools in the community, this is an ideal home for families looking to enjoy everything Auburn Bay has to offer. Donâ€™t miss out on this incredible opportunityâ€”schedule your private showing today!

Built in 2005

Essential Information

MLS® #	A2210115
Price	$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,045
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Auburn Bay Court Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1K9

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry
Appliances	Dryer, Electric Stove, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, No Neighbours Behind, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group

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