



GRASSROOTS
REALTY GROUP

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47 Auburn Bay Place SE
Calgary, Alberta

MLS # A2246845



\$825,800

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Located on a quiet cul-de-sac in the prestigious Auburn Bay community, this stunning 5-bedroom, 3.5-bathroom home with an office and bonus room offers the perfect combination of luxury, space, and location. Just a short walk to the lake—only 600 meters from Auburn Bay Beach—you’ll enjoy the best of lake community living with convenient access to top schools, the South Health Campus, Seton YMCA, shopping, and major highways. Inside, the main floor features rich hardwood flooring, a bright and open layout, and a private office with an oversized French door, built-in desk and cabinets, ideal for remote work. The gourmet kitchen is a chef’s dream, boasting a granite island, breakfast bar, ample cabinetry, and a walk-in pantry, all opening to a sunlit kitchen nook and a huge deck, perfect for entertaining. Upstairs, a spacious bonus room offers flexible family space, while the primary suite features a walk-in closet and a luxurious 5-piece ensuite with double vanities. Two additional bedrooms and a full bathroom complete the upper level. The fully finished walkout basement is ideal for extended family, guests, or rental income, offering its own full kitchen, large living area, two generous bedrooms, and a full bathroom. With a 3D virtual tour available, you can explore every detail of this exceptional home from the comfort of your own space. Don’t miss your opportunity to live in one of Calgary’s most sought-after communities—book your showing today!