



GRASSROOTS
REALTY GROUP

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425 Auburn Bay Drive SE
Calgary, Alberta

MLS # A2264859



\$800,000

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

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

Inclusions: NA

Welcome to your dream home in Auburn Bay — 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 — 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—complete with sliding barn doors and a private balcony—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

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