



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2211487**



**\$788,000**

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

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

<b>Inclusions:</b>	N/A
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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!