



437 Auburn Bay Drive Calgary Alberta

\$800,000

Look no further! Welcome to your BEAUTIFUL 3000 sq ft (approximate living space) home in SE Calgary in the family friendly community of Auburn Bay! Come live in a Lake Community where residents enjoy access to the lake sandy beach, playground & tennis courts, bbq areas and other year-round activities. This home is located ACROSS from the SCHOOL and nearby shopping & restaurants, with quick access to major routes (Stoney & Deerfoot), close to the South Health Campus and the Largest YMCA in the World! This home was beautifully renovated throughout in 2024 and the basement developed with City Permits. The renovation included flooring replacement with quality laminate, painting, new blinds, new light fixtures, a French doors office for your home-based business, a major kitchen upgrade with new kitchen appliances & renovated island and the powder room upgrade. As you enter the home, you will find a good size office with a large window for the morning sun. Keep walking to discover an open concept living room with a gas fireplace, a gourmet kitchen with extended central island & new quartz countertops. The dining area is filled with natural light, and it has direct access to the newly refreshed deck with private panels and a new pergola, a beautifully upgraded and maintained backyard, just perfect for family gatherings and weekend BBQs. You can enjoy the afternoon & evening sun in this WEST facing yard. The main floor also has an upgraded powder room, a mudroom/laundry conveniently located as you enter the home from the insulated double garage. The mudroom extends with a walkthrough pantry right off the kitchen. The upstairs has a large master bedroom that accommodates a king bed with an ensuite 5-piece bathroom and walk-in closet. The top floor has 2 additional good-sized bedrooms, one with its own walk-in closet, another 4 piece bathroom. A beautiful bonus room with over...

Primary Bedroom 17.00 Ft x 13.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 11.00 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 10.00 Ft

5pc Bathroom 15.00 Ft x 10.00 Ft

Bonus Room 19.00 Ft x 12.75 Ft

Bedroom 13.00 Ft x 9.00 Ft

Living room 13.00 Ft x 18.00 Ft

Office 8.92 Ft x 8.92 Ft

Kitchen 16.00 Ft x 12.00 Ft

Living room/Dining room 29.00 Ft x 22.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

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Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

<http://www.kalloteam.com/>



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4pc Bathroom 13.00 Ft x 9.00 Ft

Laundry room 6.00 Ft x 11.00 Ft