



## 73 Auburn Bay Avenue Calgary Alberta

\$787,900

Nestled in the heart of Auburn Bay, one of Calgary's most desirable lake communities, this spacious and thoughtfully designed two-storey home offers over 3,000 sq ft of living space across three levels. With 4 bedrooms, 3.5 bathrooms, and a double attached garage, this home offers modern comfort and family-friendly functionality. The front foyer opens to rich hardwood floors, 9-ft ceilings, and large windows that fill the main level with warm, natural light. Just off the entrance, French doors open into a private home office—ideal for remote work or quiet study. The heart of the home is the expansive, open concept kitchen, living, and dining area, purpose-built for gathering and entertaining. The kitchen is a standout with its elegant wood cabinetry, granite countertops, stainless steel appliances, and corner pantry. A large island with seating provides extra prep space and is perfect for casual meals or conversation. The adjacent dining area easily accommodates a full-sized table for family dinners or hosting guests, while the living room centers around a gas fireplace—adding a cozy touch during cooler months. Practical design meets convenience in the mudroom, which features full-sized stacked laundry and direct access to the garage. A two-piece powder room completes the main floor. Upstairs, a spacious bonus room with a privacy door offers flexibility as a second family room or playroom. The primary suite serves as a serene retreat, complete with a walk-in closet and a luxurious five-piece ensuite that includes dual vanities, a deep soaker tub, and a separate shower. Two additional bedrooms and a four-piece bathroom provide ample space for family or guests. The fully finished basement adds even more versatility. The massive rec room provides ample space for a home theatre or gym. A rough-in for a wet bar is ready for your personal touch. An additional bedroom a...

4pc Bathroom 9.00 Ft x 5.00 Ft  
5pc Bathroom 12.00 Ft x 10.58 Ft  
Bedroom 12.08 Ft x 10.08 Ft  
Bedroom 12.08 Ft x 11.08 Ft  
Family room 19.08 Ft x 15.92 Ft  
Primary Bedroom 12.83 Ft x 15.67 Ft

Recreational, Games room 23.92 Ft x 18.92 Ft  
Furnace 6.75 Ft x 13.83 Ft  
2pc Bathroom 4.58 Ft x 5.67 Ft  
Dining room 12.00 Ft x 9.67 Ft  
Foyer 11.17 Ft x 6.25 Ft  
Kitchen 11.33 Ft x 12.58 Ft

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Listing Presented By:



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Other 12.08 Ft x 4.42 Ft

3pc Bathroom 10.42 Ft x 5.17 Ft

Bedroom 17.00 Ft x 9.75 Ft

Laundry room 6.67 Ft x 10.17 Ft

Living room 13.83 Ft x 15.25 Ft

Office 11.17 Ft x 9.50 Ft