



131 Auburn Bay Avenue Calgary Alberta

\$1,149,900

Welcome to an exceptional opportunity in the highly sought-after lake community of Auburn Bay! PRIME SOUGHT AFTER LOCATION ~ This wonderful (4 bedroom in total) home offers second lake access from a shared private dock, providing an incredible lifestyle with breathtaking lake views and direct enjoyment of one of Calgary's most desirable four-season communities. Perfectly positioned to take full advantage of Auburn Bay Lake, residents enjoy year-round recreation including swimming, paddleboarding, relaxing beach days in the summer, and skating and winter activities when the lake freezes, making every season something special. This beautifully maintained air-conditioned home is fully finished on all three levels including a developed basement, offering plenty of room for comfortable family living and entertaining. The thoughtfully designed upper level features three bedrooms, a spacious bonus room, a second retreat or study area perfect for a home office, convenient upper level laundry, and a full 4-piece bathroom for the secondary bedrooms, while the primary bedroom retreat features a luxurious 5-piece ensuite, dual walk-in closets, and a private upper level deck perfect for morning coffee and fresh air. The main floor offers an open concept design with a large kitchen and island, extensive prep space, a walk-through pantry connecting to the mudroom and oversized garage, generous dining space, and a very spacious great room complete with a gas fireplace that creates a warm and inviting atmosphere. The developed basement adds even more living space with a bedroom featuring a large walk-in closet, a comfortable family room, a wet bar, and a full 4-piece bathroom, making it ideal for guests or extended family. This home is loaded with upgrades including solar panels, dual furnaces with upgraded humidifiers, LED lighting in the garage, and an oversized garage with conve...

4pc Bathroom 12.00 Ft x 5.42 Ft
 Bedroom 11.08 Ft x 11.92 Ft
 Recreational, Games room 18.33 Ft x 27.08 Ft
 Furnace 25.75 Ft x 14.58 Ft
 Other 7.00 Ft x 6.50 Ft
 2pc Bathroom 5.08 Ft x 4.92 Ft

Living room 14.33 Ft x 18.00 Ft
 Other 10.08 Ft x 7.33 Ft
 4pc Bathroom 9.08 Ft x 5.17 Ft
 4pc Bathroom 12.58 Ft x 10.17 Ft
 Bedroom 13.00 Ft x 13.33 Ft
 Bedroom 11.33 Ft x 12.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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RE/MAX Realty Professionals

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Dining room 17.00 Ft x 11.33 Ft

Foyer 7.67 Ft x 9.50 Ft

Kitchen 12.58 Ft x 14.00 Ft

Family room 17.42 Ft x 12.08 Ft

Primary Bedroom 9.92 Ft x 5.67 Ft

Study 14.08 Ft x 9.67 Ft