



415 Auburn Bay Avenue Calgary Alberta

\$807,500

Searching for a 3-bedroom detached home in Auburn Bay with pond views and a sun-filled backyard? 415 Auburn Bay Avenue SE offers over 2,200 sq. ft. of living space, desirable south and west backyard exposure for all-day light, and direct access to pathways, schools, and the lake. You'll immediately appreciate the home's unique positioning, with no neighbours on the west side--providing added privacy, extra natural light and direct views of the adjacent green space. From the front steps, enjoy watching Auburn Bay's annual Christmas parade pass by and create lasting family traditions. Inside, the bright and thoughtfully designed main floor centres around a spacious kitchen featuring stainless steel appliances and quartz countertops. The layout flows seamlessly into the dining and living areas, ideal for everyday family living and entertaining. At the rear of the home, large windows showcase the backyard, where the south and west exposure fills the space with sunlight throughout the day. Step onto the deck to take in peaceful pond views, access the walking path directly, and enjoy watching the Community's seasonal fireworks reflect over the water. Upstairs, the primary bedroom offers stunning mountain views and serves as a relaxing retreat, complete with a five-piece ensuite. New carpet throughout and new tile flooring in the bathrooms adds a stylish and modern touch, while two additional bedrooms provide comfortable space for children, guests, or a home office. With over 2,200 sq. ft. of living space and walking distance to top-rated schools, shopping, restaurants, and Auburn Bay Lake, this three-bedroom detached home delivers the light, lifestyle, and location families seek in one of Calgary's most desirable lake communities. Book your private showing today! (id:6769)

Family room 23.50 Ft x 18.83 Ft
 Other 8.08 Ft x 5.50 Ft
 Storage 8.50 Ft x 4.00 Ft
 Furnace 16.75 Ft x 4.67 Ft
 Living room 14.58 Ft x 14.33 Ft
 Kitchen 12.17 Ft x 10.42 Ft
 Dining room 11.25 Ft x 10.25 Ft

Laundry room 10.08 Ft x 9.42 Ft
 2pc Bathroom 4.92 Ft x 4.75 Ft
 Bonus Room 16.92 Ft x 12.92 Ft
 Primary Bedroom 14.58 Ft x 12.75 Ft
 Other 7.33 Ft x 6.75 Ft
 5pc Bathroom 11.08 Ft x 9.92 Ft
 Bedroom 10.42 Ft x 10.25 Ft

Listing Presented By:



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RE/MAX Complete Realty

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RE/MAX Realty Professionals

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Pantry 7.17 Ft x 5.25 Ft

Foyer 9.58 Ft x 8.75 Ft

Office 10.00 Ft x 9.58 Ft

Bedroom 10.67 Ft x 9.92 Ft

4pc Bathroom 9.92 Ft x 5.17 Ft