

# \$876,000 - 22 Auburn Bay Court Se, Calgary

MLS® #A2196728

**\$876,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to your dream home in the sought-after Auburn Bay Lake Community! Nestled on a quiet cul-de-sac, this beautifully maintained home with 2900 sqft of total living space boasts exceptional curb appeal and an inviting atmosphere from the moment you arrive. Step inside to a warm and welcoming front entrance, with a flex room to the left—perfect for a home office, playroom, or formal sitting area. The main floor showcases gorgeous hardwood flooring throughout, leading to an updated kitchen featuring quartz countertops, stainless steel appliances, and an upgraded pantry, this kitchen is every home cook's dream! The open-concept living room, complete with a stunning fireplace focal point which seamlessly connects to the dining area. From here, an oversized patio door opens to your expansive stone patio, where you can relax or entertain in your private outdoor oasis. The irrigation system ensures lush landscaping with ease. Upstairs, you'll find a spacious bonus room with vaulted ceilings and large windows to bring in natural light. This space is perfect for family movie nights. The primary bedroom offers a tranquil retreat, complete with a 4-piece ensuite along with a corner soaker tub for those that need a relaxing evening to unwind after a long day. There are two additional bedrooms and a 4-piece main bathroom to complete the upper level. The finished basement provides additional living space with a fourth bedroom, a full 4-piece bathroom, and ample



storage. The recreational room is a multi purpose area where you can have a workout station or a media room for the kids. Additional Features: Sound insulation between floors for added privacy, Roof replaced in 2021, Hot water tank replaced in 2022, Permanent Christmas lights for year-round convenience, New light fixtures & updated bathrooms, New air conditioning for summer comfort. Located just 300 meters from Auburn Bay Lake, this home offers easy access to Deerfoot and Stoney Trail, South Health Campus, YMCA, and Seton Shopping Centre—all within minutes. Plus, with K-12 schools in the community, this is an ideal home for families looking to enjoy everything Auburn Bay has to offer. Don't miss out on this incredible opportunity—schedule your private showing today!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196728    |
| Price          | \$876,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,045       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 Auburn Bay Court Se |
| Subdivision | Auburn Bay             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 1K9 |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Other                            |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry         |
| Appliances        | Dryer, Electric Stove, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | Central Air                                     |
| Fireplace         | Yes                                             |
| # of Fireplaces   | 1                                               |
| Fireplaces        | Gas, Great Room                                 |
| Has Basement      | Yes                                             |
| Basement          | Finished, Full                                  |

### **Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 38                  |
| Zoning         | R-G                 |
| HOA Fees       | 475                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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