

# \$899,900 - 112 Auburn Bay Avenue Se, Calgary

MLS® #A2223695

**\$899,900**

4 Bedroom, 4.00 Bathroom, 2,957 sqft

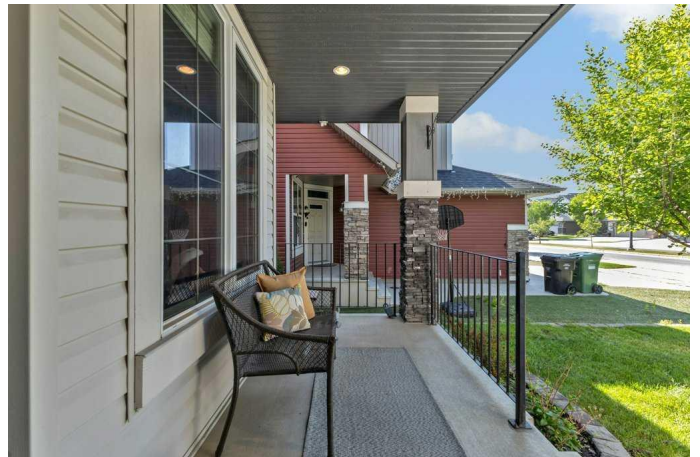
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully crafted, home in the heart of Auburn Bay—a highly sought-after lake community where comfort meets luxury and pride of ownership is evident throughout. With over 2,970 sq. ft. of refined living space across two levels and 9-foot ceilings on every floor, this property offers an unparalleled combination of functionality, sophistication, and future potential.

Step into a grand foyer that leads to a warm and inviting formal living room and an elegant dining area, ideal for hosting special gatherings. The heart of the home is a stunning gourmet kitchen, designed with the chef in mind. You'll love the expansive granite island with a breakfast bar, high-end stainless steel appliances including a gas stove, chimney-style hood fan, refrigerator with ice and water dispenser, upgraded dishwasher, and garburator. Custom cabinetry, built-in features, and a spacious walk-in pantry offer both style and storage. Open concept principle living spaces, eating nook for informal dining, spacious and bright living room with gas fireplace adorned with mantel and tile. Patio doors lead to the deck, and fenced yard with large storage shed included. Sleek recessed lighting and vinyl windows throughout flood the home with natural light.

The main floor bedroom and full 4-piece bathroom provide excellent flexibility—perfect for guests, family members with mobility challenges, or a dedicated home office. A convenient laundry room with storage and a



ceiling fan adds to the everyday ease.

Upstairs, an expansive bonus room awaits, complete with built-in speakers, offering a fantastic space for movie nights, gaming, or relaxing with family. The primary retreat is a true sanctuary, double door entrance, a walk-in closet with closet organizers, and a luxurious ensuite bathroom with double vanities, a custom jetted tub, a separate tiled shower, and a private water closet.

Three additional generously sized bedrooms on the upper level are served by two more full 4-piece bathrooms, offering comfort and convenience for the whole family. The unfinished basement offers a blank canvas to customize to your lifestyle—whether it's a home gym, theatre room, or additional bedrooms, the possibilities are endless.

Outside, enjoy a fully landscaped backyard with a large deck, perfect for summer BBQs or relaxing under the stars. The home is finished with a concrete front driveway, insulated double attached garage, and attractive curb appeal. Located close to Auburn Bay's private lake, residents enjoy year-round activities like swimming, fishing, paddleboarding, skating, and access to a community clubhouse. With nearby parks, schools, playgrounds, walking and bike paths, shopping, dining, and South Health Campus, this is an unbeatable location for families and professionals alike. This is more than just a home—it's a lifestyle. Don't miss the opportunity to make this extraordinary property your own.

Built in 2011

## Essential Information

MLS® #	A2223695
Price	\$899,900
Bedrooms	4

Bathrooms	4.00
Full Baths	4
Square Footage	2,957
Acres	0.11
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Auburn Bay Avenue Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0K8

### Amenities

Amenities	Beach Access, Clubhouse, Other
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Garden, Storage
Lot Description	Back Yard, City Lot, Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	500
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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