

**415 Auburn Bay Avenue SE**  
**Calgary, Alberta**

**MLS # A2291314**



**\$807,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, M		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** Microwave Hood Fan

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!