

# \$610,000 - 28 Auburn Bay Drive Se, Calgary

MLS® #A2240256

**\$610,000**

3 Bedroom, 3.00 Bathroom, 1,515 sqft

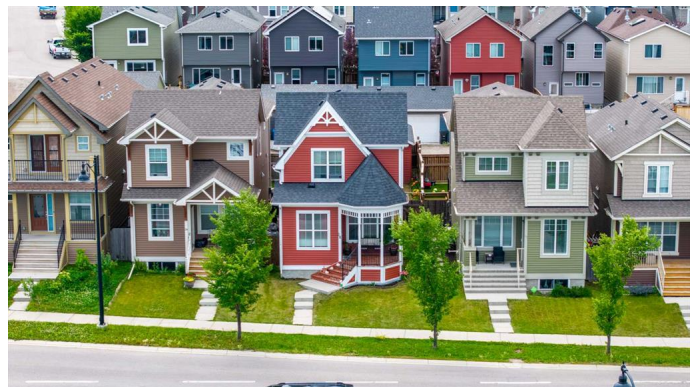
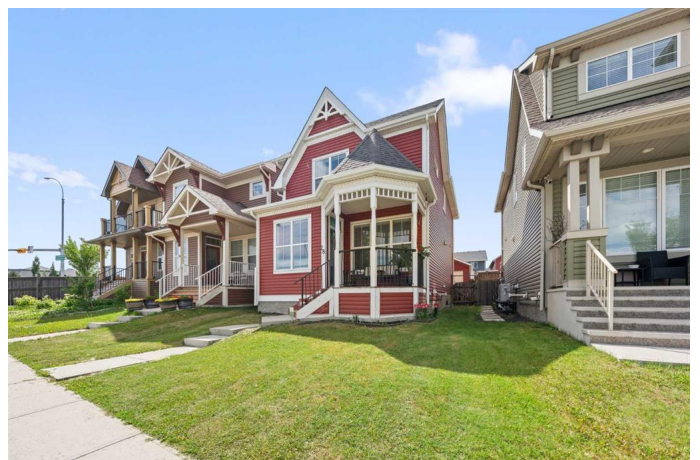
Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday - September 20, 2025 - 1:00 pm to 3:00 pm\*\*\* Live the lake life all year round in Auburn Bay, one of Calgary's most vibrant and family-focused communities. This 3 bed, 2.5 bath detached home is perfectly situated just a 2-minute drive from groceries and Auburn Bay's private beach access. As you walk in, you're greeted with an open main floor layout and a convenient half bath. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The basement is unfinished and ready for your custom touch. Out back, a large deck is perfect for summer BBQs, and the detached double garage makes life even easier.

As a resident of Auburn Bay, you'll be part of a professionally managed community with access to the 43-acre lake, sandy beach, year-round events, tennis and volleyball courts, sledding hills, hockey and skating rinks, a gymnasium, playgrounds, and dog parks, all maintained by the Auburn Bay Residents Association. Auburn House is the social hub, offering everything from summer camps to seasonal festivals and even fireworks by the lake. Whether you're raising a family or just want to be part of a strong, connected neighborhood, this home puts you in the heart of it all.

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240256    |
| Price          | \$610,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,515       |
| Acres          | 0.06        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 28 Auburn Bay Drive Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M2H7                 |

## Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Picnic Area, Party Room, Recreation Facilities |
| Parking Spaces | 2                                                                       |
| Parking        | Double Garage Detached                                                  |
| # of Garages   | 2                                                                       |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters                                         |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Yard       |
| Roof              | Shingle         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 64              |
| Zoning         | R-G             |
| HOA Fees       | 699             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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