# \$659,900 - 23 Auburn Bay Place Se, Calgary

MLS® #A2244468

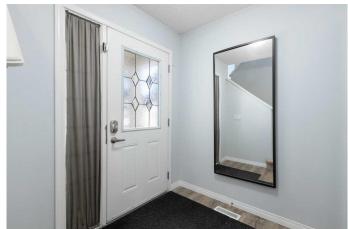
## \$659,900

3 Bedroom, 3.00 Bathroom, 1,678 sqft Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully updated two-storey home tucked away on a guiet cul-de-sac in the highly sought-after lake community of Auburn Bay! Ideally located just a short walk from the main lake entrance, local schools, playgrounds, and scenic walking paths, this home offers the perfect blend of lifestyle and convenience. Step inside to discover a bright, open-concept main floor featuring stylish LVP flooring, painted cabinetry, and stunning quartz countertops (2020) in the spacious kitchenâ€"perfect for entertaining or enjoying family dinners. Upstairs, you'II find three generous bedrooms including a large primary suite, along with a versatile bonus room ideal for movie nights or a home office. The fully developed basement, completed in 2024, is a true standoutâ€"designed for entertaining with a custom wet bar, pool table, and stylish finishes that make it a space to unwind and enjoy. Other notable upgrades include a new roof, furnace, and kitchen improvements in 2020, a hot water tank in 2018, and central A/C added in 2016 for year-round comfort. Unlike many properties in the area, this home is not a zero lot line and sits on a generously sized lot with a maturely landscaped backyard. Enjoy summer evenings on the sizeable deck, perfect for BBQs, outdoor dining, and entertaining in a private, tree-lined setting. Living in Auburn Bay means you'II have year-round access to the 43-acre freshwater lake, sandy beaches, clubhouse, tennis courts, and community events. Just minutes away, the







vibrant Seton Urban District offers an abundance of amenities, including shops, restaurants, the South Health Campus Hospital, YMCA, Cineplex, and more. Quick access to Deerfoot and Stoney Trail makes commuting a breeze. This is the perfect opportunity to enjoy lake living with modern upgrades in one of Calgary's most desirable communities!

#### Built in 2005

#### **Essential Information**

MLS® # A2244468 Price \$659,900

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,678 Acres 0.09

Year Built 2005

Type Residential Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 23 Auburn Bay Place Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0A5

#### **Amenities**

Amenities Park, Playground, Beach Access, Boating, Racquet Courts

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Recessed Lighting, Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Oven

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas, Living Room, Mantle, Stone

1

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Level, Cul-De-Sac, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 30th, 2025

Days on Market 96
Zoning R-G
HOA Fees 535
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Charles

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