

\$689,900 - 18 Auburn Bay Court Se, Calgary

MLS® #A2233325

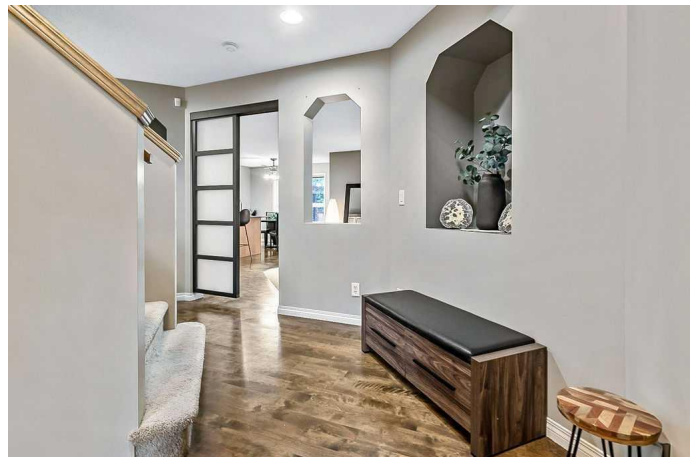
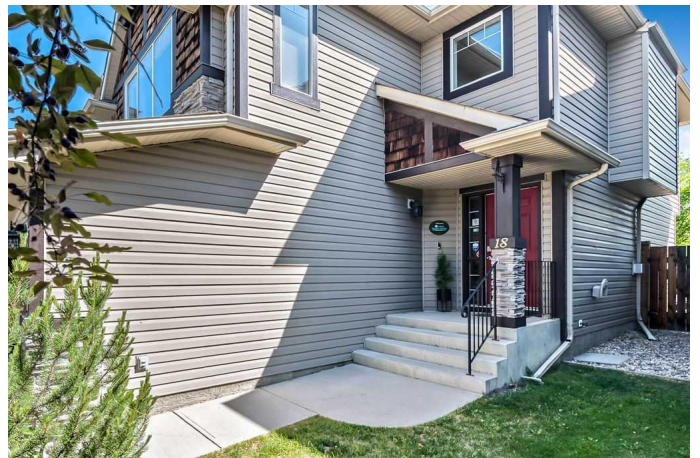
\$689,900

4 Bedroom, 4.00 Bathroom, 1,783 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 23, 2025 12-2pm. Welcome to this beautifully maintained home, ideally located just steps from the lake in one of Calgary's most sought after lake communities. Tucked away on a fantastic cul-de-sac, this home offers incredible walkability to grocery stores, restaurants, a movie theatre, gym, and even the South Health Campus are all just a short stroll away. With quick and easy access in and out of the community, your commute and errands are a breeze. The home's curb appeal, including shingles that were replaced in 2021, is second to none with beautifully manicured landscaping and a charming exterior that invites you in. Step inside to a vaulted foyer that creates an immediate sense of space and elegance. A custom sliding door leads you into a chef's dream kitchen featuring top of the line appliances, including a recently serviced and upgraded Wolf gas stove and Sub-Zero refrigerator. Granite countertops, a large walk-in pantry, and ample cabinetry make both everyday cooking and entertaining a joy. The open concept living and dining room are flooded with natural light from large windows overlooking your lush, private backyard. A corner gas fireplace adds warmth and charm, while the large deck provides the perfect place to relax or entertain outdoors. Convenient main floor laundry is tucked neatly into the mudroom, and a stylish two piece powder room completes this level. Upstairs, a split staircase leads you to a bonus room,



perfect for family movie nights, an office, or a playroom, smartly positioned away from the bedrooms for added privacy. The upper level hosts two generous secondary bedrooms, along with a spacious primary suite featuring a walk-in closet and a four piece ensuite with a separate shower and soaker tub. The fully developed basement is a true showstopper with luxury vinyl plank flooring, a stunning feature wall, a cozy family room, a fourth bedroom, and a fourth bathroom. The thoughtful design and stylish finishes throughout make this space feel like a natural extension of the main home. Homes in this location and price point rarely come available, especially with lake access and this level of finish. Donâ€™t miss your opportunity to make this incredible home yours!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233325 |
| Price | \$689,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,783 |
| Acres | 0.09 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 18 Auburn Bay Court Se |
| Subdivision | Auburn Bay |
| City | Calgary |

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

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 65 |
| Zoning | R-G |
| HOA Fees | 500 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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