

# \$700,000 - 556 Auburn Bay Drive Se, Calgary

MLS® #A2248394

**\$700,000**

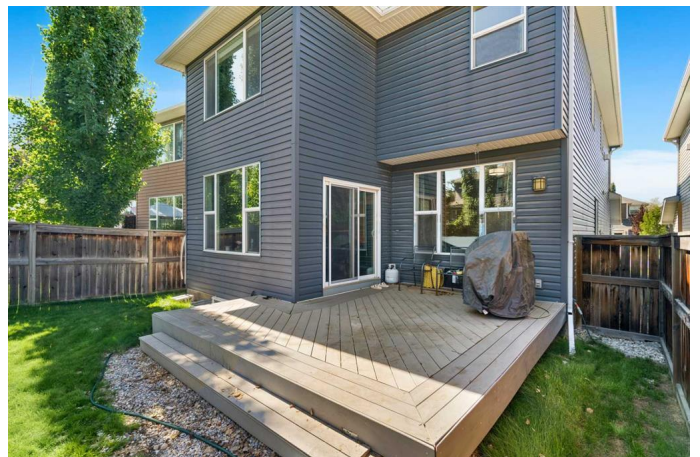
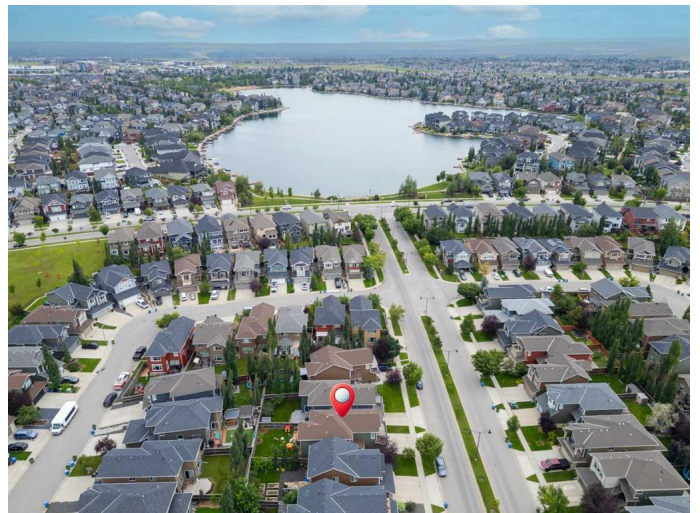
3 Bedroom, 3.00 Bathroom, 2,204 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to 556 Auburn Bay Drive SE, a charming three-bedroom, two-and-a-half-bathroom home in the highly desirable LAKE COMMUNITY of Auburn Bay. Just MINUTES from the WATER, this residence offers a warm and inviting atmosphere with thoughtful spaces designed for both everyday living and entertaining.

Upon entry, you are greeted by a bright foyer that leads into the main living area and a versatile den. This flexible space can easily serve as a home office, fitness room, or playroom. The kitchen is the heart of the home, featuring granite countertops, a generous island, and abundant workspace—perfect for family meals and gatherings. Seamlessly connected to the kitchen, the living and dining room provides a comfortable and functional setting for spending time with loved ones. Just off the dining room, you'll find the luscious backyard equipped with a generous deck and a BBQ gas line, ideal for summer nights on the grill!

Upstairs, a spacious family room offers the ideal spot for movie nights or unwinding at the end of the day. From here, step out onto the balcony overlooking the main drive—a lovely place to enjoy your morning coffee. The primary bedroom is a private retreat with a large walk-in closet and a four-piece ensuite, while two additional well-sized bedrooms and a second four-piece bathroom complete this



level.

The unfinished basement provides endless possibilities to create a space tailored to your lifestyle, whether that be a home gym, office, or additional living area.

Situated in the vibrant community of Auburn Bay, this home offers year-round lake access, with the nearby beach house providing the perfect escape on warm summer days. Shopping centers, schools - both Catholic and Public, and restaurants are all conveniently close by, making this an excellent choice for families and professionals alike.

Don't miss your chance to make this beautiful home yours - schedule your private showing today.

Built in 2011

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248394    |
| Price          | \$700,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,204       |
| Acres          | 0.10        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 556 Auburn Bay Drive Se |
| Subdivision | Auburn Bay              |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 0N3 |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached                    |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                            |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Lot Description   | Back Yard             |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 4                 |
| Zoning         | R-G               |
| HOA Fees       | 509               |
| HOA Fees Freq. | ANN               |

### **Listing Details**

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