

# \$719,900 - 539 Auburn Bay Drive Se, Calgary

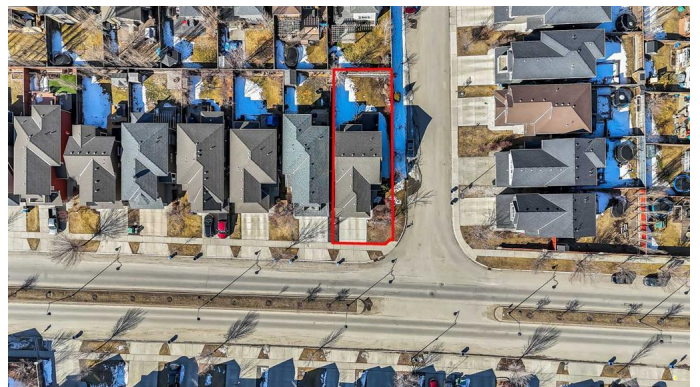
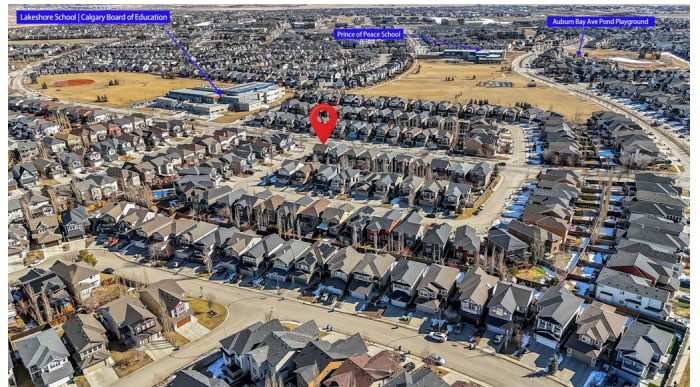
MLS® #A2201579

**\$719,900**

3 Bedroom, 3.00 Bathroom, 1,998 sqft  
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Discover Lakeside Living at Its Finest in Auburn Bay! This stunning 3-bedroom, family-friendly Cedarglen home offers an expansive 1,998 sqft of above-grade living space, featuring a gourmet kitchen, main floor office, and an oversized bonus room. Nestled on a fully landscaped corner lot, with a double attached garage, this residence provides the perfect blend of indoor comfort and outdoor serenity. As you enter through the stunning custom glass front door into a warm and well-cared-for home you'll marvel at the open floor plan that showcases angled hardwood flooring throughout, complemented by tile in the half bath and mudroom. A dedicated main floor office provides an ideal workspace for those remote work days. Upstairs, you'll find a bright, oversized bonus room perfect for family relaxation or entertainment. The primary suite features a walk-in closet with custom built-ins and a luxurious 5-piece ensuite bathroom complete with a soaker tub, separate shower, and dual sinks. There's also an additional full bathroom serving the other 2 bedrooms, while a convenient half bathroom is located on the main floor. The basement is left unspoiled and awaits your creative design. Situated on a fully landscaped corner lot, the backyard is adorned with numerous shrubs and trees, providing year-round beauty and privacy. A well-appointed back deck invites you to enjoy evenings with friends while the kids play in the large yard. Auburn Bay is a vibrant,



family-friendly community known for its 43-acre freshwater lake and beach, offering residents a unique waterfront living experience. The neighborhood is enriched with numerous parks, playgrounds, and walking trails, fostering an active outdoor lifestyle. Residents have access to a private community center that hosts year-round programs, events, and sports activities. This home is ideally located within walking distance to Auburn Bay School, Prince of Peace School, St. Gianna's School, Lakeshore School, and Bayside School along with many parks, playgrounds and bike paths. The nearby South Health Campus hospital and forthcoming Green Line C-Train extension along 52 Street enhance the community's appeal. Don't miss your chance to own a piece of paradise in one of Calgary's premier lake communities. Contact your favorite Realtor today to schedule a private viewing!

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201579    |
| Price          | \$719,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,998       |
| Acres          | 0.11        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

Address 539 Auburn Bay Drive Se

|             |            |
|-------------|------------|
| Subdivision | Auburn Bay |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3M 0M9    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Dog Park               |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Stone  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Yard, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

### **Listing Details**

Listing Office

Real Broker

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