

# \$825,800 - 47 Auburn Bay Place Se, Calgary

MLS® #A2246845

**\$825,800**

5 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Located on a quiet cul-de-sac in the prestigious Auburn Bay community, this stunning 5-bedroom, 3.5-bathroom home with an office and bonus room offers the perfect combination of luxury, space, and location. Just a short walk to the lake—only 600 meters from Auburn Bay Beach—you™ll enjoy the best of lake community living with convenient access to top schools, the South Health Campus, Seton YMCA, shopping, and major highways. Inside, the main floor features rich hardwood flooring, a bright and open layout, and a private office with an oversized French door, built-in desk and cabinets, ideal for remote work. The gourmet kitchen is a chef™s dream, boasting a granite island, breakfast bar, ample cabinetry, and a walk-in pantry, all opening to a sunlit kitchen nook and a huge deck, perfect for entertaining. Upstairs, a spacious bonus room offers flexible family space, while the primary suite features a walk-in closet and a luxurious 5-piece ensuite with double vanities. Two additional bedrooms and a full bathroom complete the upper level. The fully finished walkout basement is ideal for extended family, guests, or rental income, offering its own full kitchen, large living area, two generous bedrooms, and a full bathroom. With a 3D virtual tour available, you can explore every detail of this exceptional home from the comfort of your own space. Don™t miss your opportunity to live in one of Calgary™s most sought-after communities—book your showing today!



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246845    |
| Price          | \$825,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,217       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 47 Auburn Bay Place Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0A4                |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                            |

|                 |                                 |
|-----------------|---------------------------------|
| Fireplace       | Yes                             |
| # of Fireplaces | 1                               |
| Fireplaces      | Gas, Living Room                |
| Has Basement    | Yes                             |
| Basement        | Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 58               |
| Zoning         | R-G              |
| HOA Fees       | 480              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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