

# \$575,000 - 23 Auburn Bay Manor Se, Calgary

MLS® #A2250312

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,471 sqft

Residential on 0.07 Acres

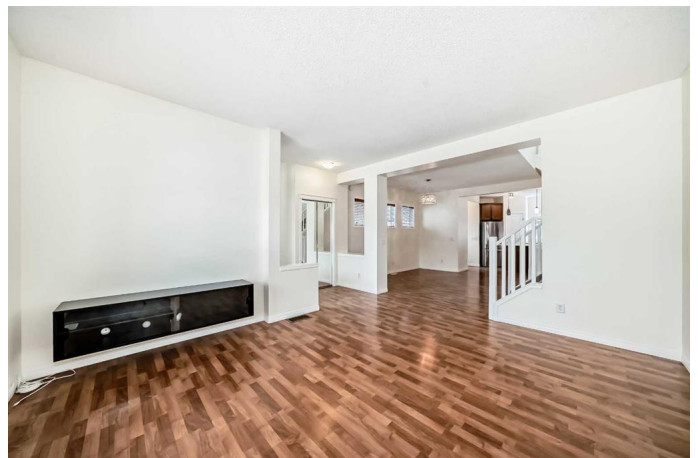
Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained 2 storey home offering 3+1 bedrooms and 3.5 bathrooms with a fully finished basement. the main level features a bright and functional layout with a modern kitchen complete with quartz countertops, sleek cabinetry, and plenty of space for family gatherings. upstairs you'll find three spacious bedrooms , including a comfortable primary suite with its own ensuite. the basement is fully developed with an additional bedroom, a 3 piece bathroom, and a large recreation room perfect for guests or family entertainment. enjoy the convenience of a double detached garage, stylish finishes throughout, and a home designed for both comfort and functionality.

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250312    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,471       |
| Acres          | 0.07        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 23 Auburn Bay Manor Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0A6                |

### Amenities

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

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                                                     |
| Cooling           | Central Air                                                                                                                    |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Finished, Full                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 35                |
| Zoning         | R-G               |
| HOA Fees       | 470               |
| HOA Fees Freq. | ANN               |

**Listing Details**

Listing Office                RE/MAX Realty Professionals

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