

# \$855,000 - 8 Auburn Bay Lane Se, Calgary

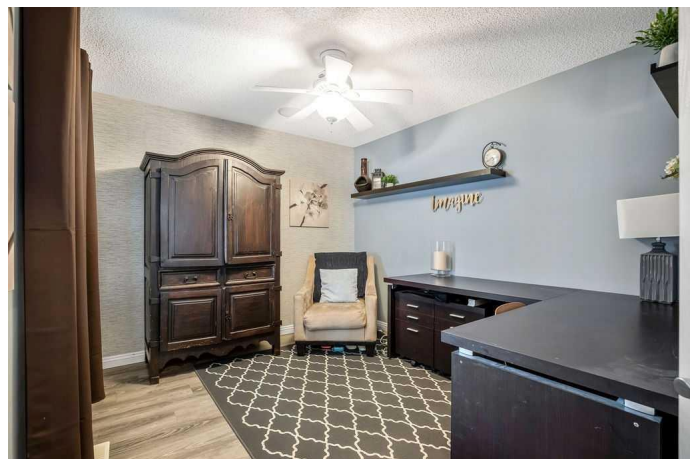
MLS® #A2204534

**\$855,000**

5 Bedroom, 4.00 Bathroom, 2,318 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 12TH  
12.00-3.00PM ... Stunning and almost as rare as a unicorn. Four Bedrooms up and one down (5 bedrooms total), plus a den. Beautiful family home in the heart of Auburn Bay Heights. Six minute walk to the Lake or South Health Campus hospital. It does not get much more perfect than this for location. This family home has been loved by the current owners. Pride of ownership shows throughout. As you enter through the front door, the 17 foot vaulted ceiling exudes opulence. The main floor is open and perfect for entertaining, the flooring on this level is only a couple of years old and shows like new. The kitchen is well thought out, the counter space will give you ample room when preparing meals for your loved ones, look at that pantry. The large dining area is ready for those family dinners where you will enjoy making new memories after a day at the lake. The office (den) Laundry room and 2 pcs bath complete this level. Now let's go upstairs. The master Bedroom is massive. Plenty of room for your king size bed. Walk into the 5 pcs ensuite and take it all in. Plenty of room for two people getting ready for a night out. Now let's go into its own large walk in closet. There are three more bedrooms on this level, plus another 5 pcs bathroom as well as bonus flex space for computers or crafting. Down the stairs and into the basement, You will find the 5th bedroom, family room, games area and wet bar. The



Shingles, and Eaves trough were replaced two years ago. The garage has plenty of room. Did you notice the extra wide driveway? The backyard is awaiting your landscaping ideas. Pet Friendly Don't forget to ask your REALTOR to check private remarks for additional information.

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204534    |
| Price          | \$855,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,318       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8 Auburn Bay Lane Se |
| Subdivision | Auburn Bay           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3M1K8               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Beach Access, Boating, Clubhouse, Picnic Area, Recreation Facilities                         |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front, Insulated, Concrete Driveway, Garage Door Opener |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound   |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Gas Range, Range, Water Conditioner |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Storage  |
| Lot Description   | Back Yard, Rectangular Lot, Street Lighting, City Lot, Fruit Trees/Shrub(s), Front Yard, Many Trees, Yard Drainage |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Shingle Siding, Vinyl Siding, Wood Frame, Silent Floor Joists  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 18               |
| Zoning         | SR               |
| HOA Fees       | 510              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.