

# \$869,000 - 8 Auburn Bay Lane Se, Calgary

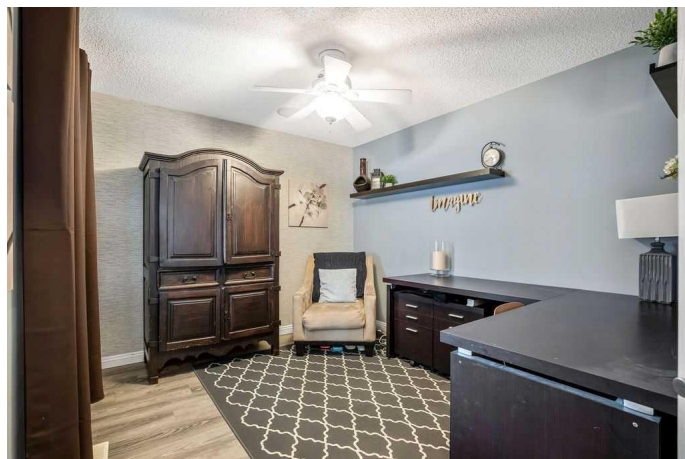
MLS® #A2204534

**\$869,000**

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

Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY MARCH 29TH  
12.00-4.00PM . 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 as 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 lets go  
upstairs. The master Bedroom is  
massive. Plenty of room for your king size  
bed. Walk into the 5pcs ensuite and take it all  
in. Plenty of room for two people getting ready  
for a night out. Now lets go into its own large  
walk in closet. There are three more bedrooms  
on this level, plus another 5pcs bathroom as  
well 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	\$869,000
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, Clubhouse, Recreation Facilities, Boating, Picnic Area
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated
# 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 Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, 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, City Lot, Front Yard, Fruit Trees/Shrub(s), Many Trees, Rectangular Lot, Street Lighting, 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	4
Zoning	SR
HOA Fees	510
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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