

# \$749,800 - 260 Auburn Bay Drive Se, Calgary

MLS® #A2236061

**\$749,800**

4 Bedroom, 4.00 Bathroom, 2,028 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

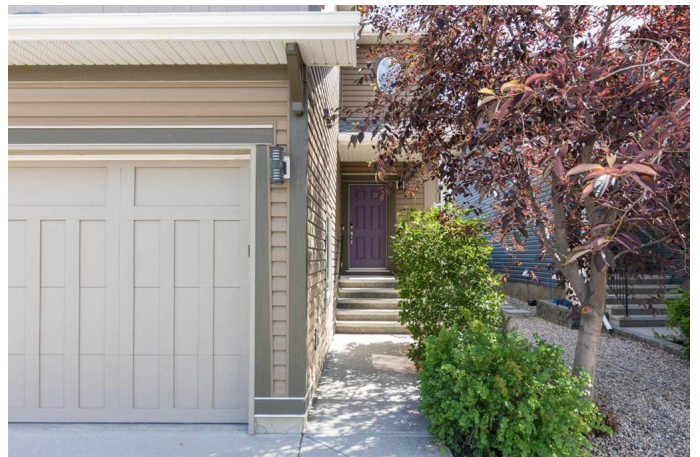
4-BED | 3.5 BATH | HOME OFFICE | FINISHED BASEMENT | SE-FACING BACKYARD | LAKE ACCESS | A/C | Welcome home to 260 Auburn Bay Drive, offering the lake community lifestyle your family will love. Just steps from Auburn Bay Lake and beach house, and walking distance to three established schools and off-leash dog park. Inside, the freshly painted main floor feels light and airy with southeast-facing windows and a layout that includes a stylish kitchen with granite countertops, walk-through pantry, dining area, spacious great room, and a front office. The massive backyard is a standout feature - perfect for BBQs under the pergola or long summer evenings with friends. Upstairs, a bonus room overlooks the pond across the street (no front neighbours!), with two bedrooms, a full bath, and a large primary suite at the back featuring a tiled shower, soaker tub, and custom walk-in closet. The finished basement includes a rec room, extra bedroom and bath, plus a storage or hobby room. Central A/C and water softener add comfort. Quick access to shops, restaurants, South Health Campus, the YMCA, and main roads makes this one easy to love. Book your showing today!

Built in 2012

## Essential Information

MLS® #

A2236061



Price	\$749,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,028
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	260 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P5

### Amenities

Amenities	Beach Access, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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