

\$599,995 - 30 Auburn Bay View Se, Calgary

MLS® #A2245552

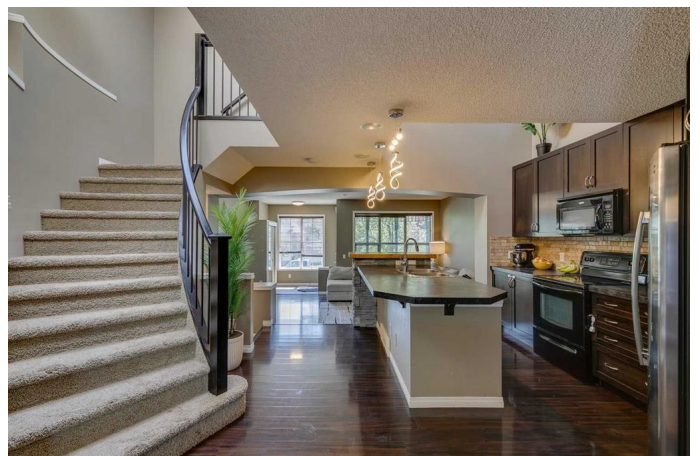
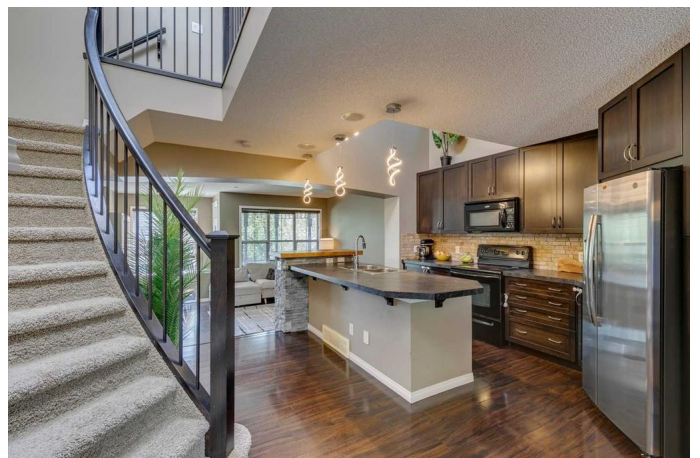
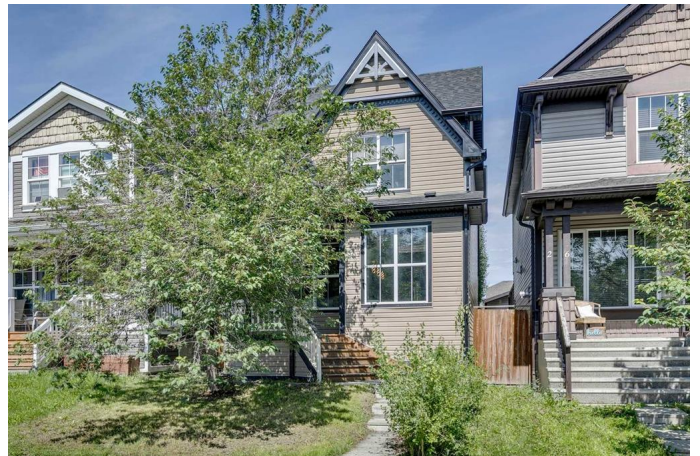
\$599,995

4 Bedroom, 4.00 Bathroom, 1,501 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

Discover this stunning family home nestled in the vibrant, sought-after lake community of Auburn Bay. With exclusive lake access and steps away from parks, schools, shopping, and green spaces, this property offers the perfect blend of comfort, convenience, and style. Step inside to an impressive open-concept main floor that radiates warmth and elegance. The spacious living room is anchored by a striking stone-faced fireplace, perfect for cozy evenings and entertaining guests. The heart of the home—the expansive kitchen—boasts soaring ceilings, a massive island, gorgeous cabinetry, abundant counter space, and storage galore. Whether you're hosting a dinner party or enjoying a quiet breakfast, this kitchen delivers on both form and function. Just off the kitchen, the dining area is bright and inviting, while the tiled rear mudroom offers seamless access to the backyard and deck—ideal for indoor-outdoor living. A convenient 2-piece powder room rounds out the main level. What truly sets this home apart is the architectural showpiece—a dramatic circular staircase with open spindles and a skylight above that fills the upper level with natural light. Upstairs, you'll find three spacious bedrooms, including a generous primary retreat featuring a large walk-in closet and a spa-like 4-piece ensuite with a luxurious soaker tub. The upper hallway is beautifully finished with plush carpet and spindle railings, creating an airy and connected feel throughout. The two generously sized



bedrooms and 4-piece bathroom complete the upper level. The fully finished basement is a versatile haven with high ceilings, track lighting, and a stylish feature wall. A large fourth bedroom with built-in closet storage and an expansive window can easily serve as a home office, gym, or guest room. The basement also includes a functional laundry area with additional storage and a 3-piece bathroom. Outside, enjoy your private backyard oasis with a large deck, treed green space, and a rear parking pad offering the potential to build your dream detached garage in the future. This is more than a home – it's a lifestyle. Don't miss your opportunity to own in one of Calgary's most beloved communities. Book your private showing today and experience the best of Auburn Bay living.

Built in 2008

Essential Information

MLS® #	A2245552
Price	\$599,995
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,501
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	30 Auburn Bay View Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C8

Amenities

Amenities	Beach Access, Clubhouse, Playground, Other, Parking, Park, Racquet Courts
Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	75
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

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.