



**292 Auburn Bay Drive SE
Calgary, Alberta**

MLS # A2309343



\$740,000

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|------------------|--|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,177 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, No Back Lane, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Welcome to 292 Auburn Bay Drive SE, proudly presented by the original owners and built by CEDARGLEN HOMES in one of Calgary's most sought-after lake communities. Perfectly positioned with a serene POND AND GREEN SPACE VIEWS from the front of the home, this property blends everyday comfort with the vibrant, family-focused lifestyle Auburn Bay is known for. Enjoy Auburn Bay's year-round recreation access to an impressive 43-ACRE LAKE, BEACHES, SPLASH PARK, TENNIS COURTS, BOATHOUSE, FISHING DOCK, PICNIC AREAS, PLAYGROUNDS, and community events throughout every season. Families will appreciate the nearby schools, playgrounds, pathways, and convenient PUBLIC TRANSIT access, while shopping, restaurants, and the amenities of Seton are just minutes away. Inside, the home features CENTRAL AIR CONDITIONING, a WATER SOFTENER, and a bright functional layout designed for modern living. A spacious main-floor OFFICE/DEN provides the perfect setup for those working from home or running a business. The inviting living room is anchored by a cozy GAS FIREPLACE, ideal for Calgary's winter months. The BONUS ROOM WITH VAULTED CEILING creates an inviting upper-level retreat, while the UNFINISHED BASEMENT offers excellent future development potential. The spacious Primary Bedroom features a WALK-IN CLOSET and an ENSUITE BATHROOM with DUAL VANITY SINKS, a corner SOAKER TUB, and a separate shower. Two additional bedrooms and another full bathroom complete the upper level. Outside, enjoy a FULLY FENCED BACKYARD and a RAIN BARREL for eco-conscious living. Whether you are a growing family looking for community and recreation, or a buyer seeking long-term value in a premier SE Calgary neighbourhood, this Auburn Bay home offers an

exceptional opportunity to plant roots in a thriving lakeside community.