

# \$700,000 - 556 Auburn Bay Drive Se, Calgary

MLS® #A2248394

**\$700,000**

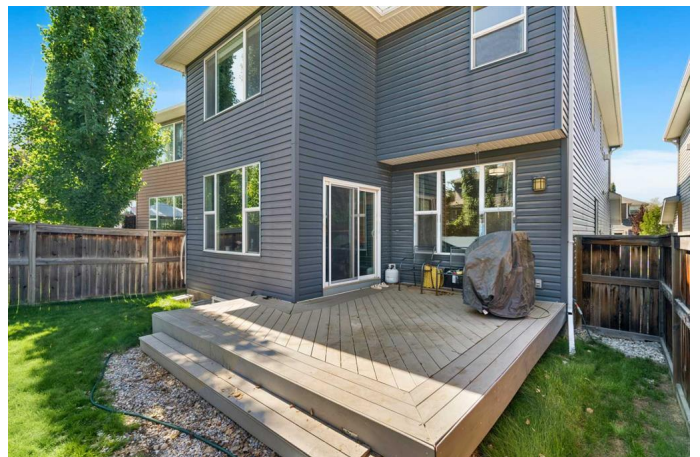
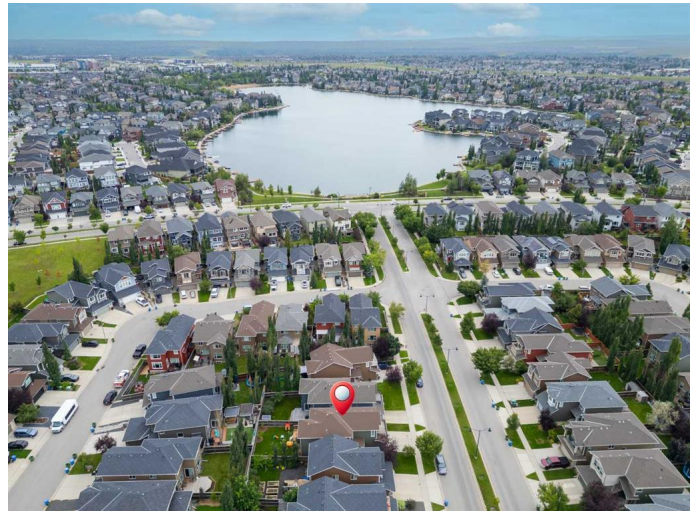
3 Bedroom, 3.00 Bathroom, 2,204 sqft  
Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Welcome to 556 Auburn Bay Drive SE, a charming three-bedroom, two-and-a-half-bathroom home in the highly desirable LAKE COMMUNITY of Auburn Bay. Just MINUTES from the WATER, this residence offers a warm and inviting atmosphere with thoughtful spaces designed for both everyday living and entertaining.

Upon entry, you are greeted by a bright foyer that leads into the main living area and a versatile den. This flexible space can easily serve as a home office, fitness room, or playroom. The kitchen is the heart of the home, featuring granite countertops, a generous island, and abundant workspace—perfect for family meals and gatherings. Seamlessly connected to the kitchen, the living and dining room provides a comfortable and functional setting for spending time with loved ones. Just off the dining room, you'll find the luscious backyard equipped with a generous deck and a BBQ gas line, ideal for summer nights on the grill!

Upstairs, a spacious family room offers the ideal spot for movie nights or unwinding at the end of the day. From here, step out onto the balcony overlooking the main drive—a lovely place to enjoy your morning coffee. The primary bedroom is a private retreat with a large walk-in closet and a four-piece ensuite, while two additional well-sized bedrooms and a second four-piece bathroom complete this



level.

The unfinished basement provides endless possibilities to create a space tailored to your lifestyle, whether that be a home gym, office, or additional living area.

Situated in the vibrant community of Auburn Bay, this home offers year-round lake access, with the nearby beach house providing the perfect escape on warm summer days. Shopping centers, schools - both Catholic and Public, and restaurants are all conveniently close by, making this an excellent choice for families and professionals alike.

Don't miss your chance to make this beautiful home yours - schedule your private showing today.

Built in 2011

**Essential Information**

MLS® #	A2248394
Price	\$700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,204
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	556 Auburn Bay Drive Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0N3

### **Amenities**

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

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 19th, 2025
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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