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31 AUTUMN PLACE SE ~ \$780,000

PRIME cul-de-sac location with an awesome pie shaped lot with tons of privacy! This home has it all - over 2500 sqft of developed space, awesome sunny bonus room, new paint, new carpet, new appliances, newer shingles and furnace! Open floor plan that includes a main floor office, functional kitchen, corner gas fireplace and built in cabinets in the living room, upper laundry, great sized bedrooms and this home is so close to multiple schools, parks and playgrounds! Enjoy the lake lifestyle in this beautiful home!



388 AUBURN CREST WAY SE ~ \$600,000

Come and check out your new home in a wonderful location close to schools, parks, playgrounds and the LAKE! 3 bedrooms, 3 bathrooms, just under 1400 sq ft above grade and you also have an unfinished basement to add more square footage to your new home! Beautiful open floor plan with a kitchen at the back of the house that features granite countertops, ample cabinet space and stainless steel appliances incl. a gas stove! Upstairs you have 3 bedrooms and another full bathroom for the kids! Outside there is a large detached garage and a low maintenance yard! Come and check this one out!



20 AUBURN SOUND TERRACE SE ~ \$925,000

This is an amazing home in a perfect location just a short walk to the LAKE and located in a quiet cul-de-sac! This home has a fully finished walkout basement, 4 bedrooms, 4 bathrooms, chef's kitchen, lots of upgrades and a bonus room/office combo upstairs! Great floor plan, plenty of natural sunlight, Central A/C, salt water hot tub, awesome yard and so much more in this beautiful property!



155 AUTUMN CLOSE SE ~ \$980,000

Fully finished walkout basement that backs onto a playground and a pond and it's a 30 second walk to Auburn Bay school! The location doesn't get much better than this! Executive sized home with a main floor office, 4 bedrooms, 4 bathrooms, open floor plan, MASSIVE primary bedroom (almost the size of TWO bedrooms!), amazing kitchen with loads of cabinet and counter space and the basement has 2 beautiful built ins, large rec room and access to the very private yard! This one is a winner!

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Auburn Bay Things to Note

- Parade of Lights 10th Anniversary!
- Casino - May 7 and 8, 2026
- Skate Park
- Shade Structure
- Ward 12 Elections
- Good Food Box Program Details



Happy Holidays, Merry Christmas, and many other wonderful holiday wishes to you and your family. We hope you are having an amazing 2025 so far.

We will have an update on the 10th Annual Parade of Lights in our next edition. We are super excited to see everything coming together.

We have been given our next Casino nights for May 7 and 8, 2026 at the Deerfoot Inn & Casino. More details will be posted on our website and social media in the coming weeks. These funds are very important to the community association as it is our primary source of funding to help continue to offer the Parade of Lights, Stampede Breakfast, Community Gardens, Shade Structure, and other future events.

We have finally gotten a formal response from the City of Calgary regarding the potential Skate Park for Auburn Bay and unfortunately, there are no current plans for the City to add in another one to our community. Currently there are ten within the city and four of them are currently in the SE with two of them within a five-minute drive of our community.

With the formal answer from parks our plans for the Shade Structure by the community gardens continues, with the company hired to be a project manager hoping to complete the Development Permit application in the coming weeks. Then they will be able to present to the City. We are still expecting to break ground in early spring.

We would like to congratulate our new City Councillor Mike Jamieson on securing the seat for Ward 12. We are looking forward to working with you and your team to continue to build on the relationship we have had. We were excited to see the team there at our November meeting and there were some great questions asked by our attendees. We have also extended invitations to our school trustees office to secure updates on our local schools as well.

The Community Kitchen Good Food Box program is open to any person who would like to purchase affordable and delicious produce. Please see the ABCA website and Facebook page for the link to the online order form. You can get a small box (approximately 20 to 25lbs) for \$30, medium (30 to 35lbs) for \$35, or large (40 to 45lbs) for \$40, delivered to Auburn Bay once a month. Please check out the post on our website for the google form to place your order. The next one will be December 1 for December 12 delivery.

Auburn Bay has a large number of Facebook groups. There is a Pet Group, Seniors Group, Grillers Group, Ladies Group, Food Lovers Group, Gardening Group, Community Garden Group, Ladies Clothing Exchange Group, Business Group, Buy-Nothing Group... the list is nearly endless. Make sure to go and check these fabulous interest groups out.

Carla Obuck

President and Sports and Events Director, Auburn Bay Community Association (ABCA)

Auburn Bay Community Association (ABCA)

Website: www.auburnbayca.ca

Phone: 403-744-5301

Address: C/O Auburn House, 200 Auburn Bay Ave SE, T3M 0A4

Facebook: AuburnBayCA

Main Email: admin@auburnbayca.ca

Events Email: events@auburnbayca.ca

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Auburn Bay Community Association Membership Form

**For your convenience, Auburn Bay Community Association Memberships are available online!
Visit www.AuburnBayCA.ca/Membership to purchase.**

Members benefit from sports, activities, and partner discounts (please see Membership Privileges Program page for a list of business partners). Members also gain preferred access to youth and community events, programs, and secure a vote at public meetings. Make a difference by joining the Board – and more.
Memberships: \$25 per family.

Name: _____

Address: _____ Postal Code: _____

Contact Number: _____ E-Mail: _____

How many family members, including children: _____ Yes, please contact me about volunteering: _____

Please fill out the above (please print), enclose and mail your cheque or money order, payable to the "Auburn Bay Community Association" to the following address: Auburn Bay Community Association Memberships, C/O Auburn House, 200 Auburn Bay Boulevard SE, Calgary, Alberta T3M 0A4.

Visit www.auburnbayliving.ca for more information. E-transfer Membership payment to finance@auburnbayca.ca

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Bylaws Related to Snow and Ice

by the City of Calgary



Calgary winters are more safe and manageable when everyone pitches in to clear snow and ice. While the City does its part clearing roads, designated pathways, sidewalks, and other high-use public areas, section 67 of the Street Bylaw requires Calgary property owners to:

- Remove snow and ice—down to bare surface—from public sidewalks bordering their private property within 24 hours of a snowfall ending. Owners of rental properties are responsible for arranging for snow and ice removal when they reside elsewhere.
- Remove a minimum width of 1.5 meters of snow and ice—down to bare surface—from a public pathway bordering their property, also within 24 hours of a snowfall ending. Applicable pathways are those that run parallel and adjacent to a street, with or without separation between the pathway and street (e.g. a grass boulevard).
- Pile snow from their private driveway or walkway on their own property (e.g. front lawn). Snow from a public sidewalk or pathway may be shoveled onto another public property, such as a road.

See below for further details and penalty information. Or download the Street Bylaw and refer to Section 67 for the full set of regulations for snow and ice control.

Penalties for Failing to Remove Snow

Property owners/occupants who do not comply with the bylaw and subsequent notices issued by the City may be subject to:

- An invoice to the property owner from the City for clearing the sidewalk on their behalf. The cost is a minimum flat rate of \$150 plus GST and an administration fee. The amount will be added to the owner's annual property tax if not paid by the invoice due date.
- A fine of \$250 to the property occupant for a first offence. Repeat offenders may be fined \$500 for a second offence, and \$750 for a third offence and each offence thereafter within a 12-month period. Tickets issued to repeat offenders may require a court appearance. Unpaid fines will be collected by Alberta Registry Service at the time of license or registration renewal.

Reporting Problem Properties

Report a sidewalk not cleared within 24 hours of a snowfall ending; include address or location details. To report other snow/ice issues, please visit our snow and ice concerns page.



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		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	25	39	22	\$547,450	\$535,500
September	25	43	29	\$457,000	\$448,000
August	25	37	43	\$600,000	\$600,000
July	25	55	46	\$539,900	\$542,950
June	25	44	36	\$526,500	\$522,750
May	25	58	41	\$562,000	\$562,000
April	25	38	50	\$510,000	\$510,000
March	25	58	35	\$659,900	\$659,900
February	25	28	18	\$459,400	\$444,250
January	25	30	21	\$599,900	\$587,500
December	24	14	18	\$529,900	\$522,050
November	24	27	33	\$525,000	\$526,000

To view more detailed information that comprise the above
MLS averages please visit aub.mycalgary.com

Quick and Easy Bruschetta Appetizers

by Jennifer Puri



Affordable and versatile, bruschetta is a deliciously simple tomato and basil combo.

A classic Italian appetizer, bruschetta originated in 15th century Italy. Olive growers would grill bread over an open fire to taste their freshly pressed oil. The simple slice of toasted bread later evolved to include cheeses, meats, and olives.

Soft cheeses like goat cheese, ricotta, or brie can create a unique flavour. This recipe uses bleu cheese and slices of French bread, but you can also use ciabatta bread instead. Bruschetta can be served warm or cold as part of an appetizer platter.

Bruschetta pairs well with pastas and salads, grilled chicken, or fish. Leftovers can be refrigerated for two to three days in an airtight container.

Prep Time: 15 minutes

Cook Time: 10 minutes

Servings: 4 to 6

Ingredients:

- 4 cups of chopped tomatoes
- 2 tbsps. chopped basil
- ¼ cup chopped red onion
- 6 tbsps. extra virgin olive oil
- 1 loaf of French bread

- ½ cup mayonnaise
- ½ cup crumbled bleu cheese
- ¾ tsp. dry mustard
- ½ tsp. salt
- ½ tsp. coarsely ground black pepper
- 1 tbsps. white wine vinegar

Directions:

1. Preheat oven to 400 degrees Fahrenheit.
2. Slice French bread into ½-inch-thick slices and then cut into half. Lightly brush slices with olive oil on both sides, place on a baking sheet and bake in oven for 10 minutes or until lightly brown.
3. Prepare tomato mixture by mixing together tomatoes, red onion, basil, salt, pepper, 2 tbsps. of olive oil, and the white wine vinegar.
4. In a separate bowl gently mix together mayonnaise, mustard, and crumbled bleu cheese.
5. Spread the cheese mixture on the toasts then top with the tomato mixture. Garnish with fresh basil leaves and serve.

Bon Appétit!





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AUBURN BAY RESIDENTS ASSOCIATION CONTACT INFO

Auburn Bay Residents Association c/o Auburn House
200 Auburn Bay Boulevard SE, Calgary, AB T3M 0A4
Office Tel: 403-537-2601, Office Fax: 403-930-6456
Website: www.AuburnBayRA.ca

Administration	Marilyn Alcock admin@auburnbay.org
Events Manager	Jennifer Tait events@auburnbay.org
Program Manager	Jasmin Ladouceur Recprograms@auburnbay.org
General Manager	Chrissie Rozak gm@auburnbay.org

Hours of Operation

Auburn House Lake and Park Hours
 Monday to Sunday: 9:00 am to 10:00 pm
 Auburn House Regular Office Hours
 Monday to Friday: 9:00 am to 5:00 pm



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Auburn House Holiday Hours of Operation

Happy Holidays from Auburn House!

The Auburn Bay Residents Association would like to wish you and your family a happy and safe holiday season! All the best wishes from our House to yours and a Happy New Year!

Please be aware of the reduced holiday hours of operation for the Auburn House facility, park, and lake.

- December 24 – 11:00 am to 5:00 pm
- December 25 – 12:00 to 4:00 pm
- December 26 – 11:00 am to 5:00 pm
- December 31 – 11:00 am to 5:00 pm
- January 1 – 11:00 am to 5:00 pm

Please be advised that the administration office will be closed on these dates.



Auburn House Winter Programs

Get ready to embrace the chill and join us for a season of excitement with our winter programs! From festive workshops to outdoor adventures, adult fitness classes and youth activities, there's something for everyone to enjoy. Whether you're looking to explore your creativity or get active in the fresh winter air, our lineup this season makes for memorable experiences!

View the Auburn House Winter Program Guide online at AuburnBayRA.ca for a full listing of all programs, classes, and workshops available.

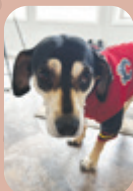
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Register online at AuburnBayRA.ca or call 403-537-2601.

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by The City of Calgary

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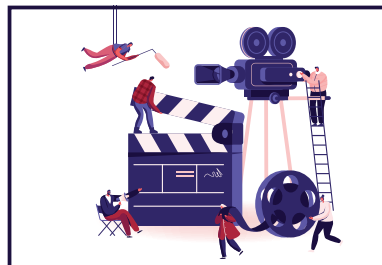


Real Estate Statistics



ALBERTA WOOD

Hollywood isn't the only location to shoot great films; Alberta has become a popular backdrop for many beloved films over the years. Most recently *Die My Love* was filmed here but other blockbusters include *Brokeback Mountain*, *Jumanji: The Next Level*, *Cool Runnings*, *Inception*, *Interstellar*, *Legends of the Fall*, *The Revenant*, *Ghostbusters: Afterlife*, and many, many more!






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X Marks the Festive Spot



You might think “Xmas” is just a modern-day abbreviation for Christmas—but it actually dates back to the 16th century! The “X” comes from the Greek letter “Chi” which is the first letter of the word “Christos” meaning “Christ”.



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