

OCTOBER 2026

DELIVERED MONTHLY TO 7,100 HOUSEHOLDS

DOWN BY THE BAY

THE OFFICIAL AUBURN BAY COMMUNITY NEWSLETTER



McKENZIE ORTHODONTICS
Certified Specialist in Orthodontics

FREE CONSULTATION



Scan To
Book Today!

403.262.3696 | #110, 142 McKenzie Towne Link SE | Dr. A. Sharma BSc, DMD, DHSc, FRCD(C) – Orthodontist

Great News Media | Call 403-720-0762 for advertising opportunities | www.greatnewsmedia.ca

OFFICIAL

PLUMBING & HEATING

\$50

Service Call Fee

Furnace and A/C Install & Repair

Plumbing Services

Drain Cleaning

Boiler Install & Repair

403-837-4023

info@officialplumbingheating.ca

official-plumbing-heating.ca

ST MARY'S
UNIVERSITY

**FALL
OPEN HOUSE**

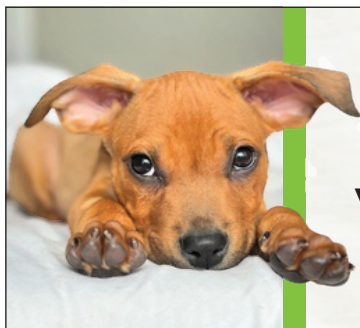
**Saturday,
November 7, 2026**

10 a.m. – 2 p.m.

McGivney Hall
Calgary, Alberta

**COME WITH QUESTIONS.
LEAVE WITH PURPOSE.**





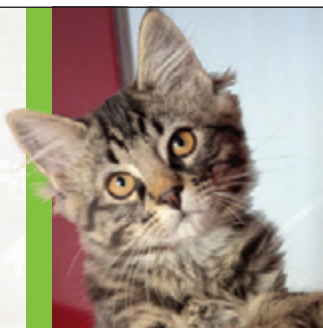


AARCS
ALBERTA ANIMAL
RESCUE CREW SOCIETY



**ADOPT. FOSTER.
VOLUNTEER. DONATE.**

Start changing lives at
aarcs.ca





**the
Gutter Doctor** Home Exterior
Services

Gutter Clean/Fix/Install • Leaf Screens
Window Cleaning • Fascia/Soffit/Siding
Pressure/Soft Wash • Cladding
Permanent Lights • Roofing

Senior Discount • Warranty • WCB • Insured

403-714-0711 • gutterdoctor.ca

Breakfast with Santa!

**Saturday,
December 12, 2026**

10:00am – 11:30am

Adults – \$25
Kids – \$20



Sheep River
HEALTH TRUST

The Best Western Plus
Okotoks Inn & Suites
100 Southbank Road,
Okotoks AB
T1S 0N3

Santa is bringing a special guest
THE GRINCH!

Enjoy an amazing breakfast, face painting,
glitter tattoos and cooking decorating!

Visit: bookwhen.com/2026-breakfast-with-santa





403.256.2252
www.landartist.com

Contact us to schedule a free onsite consultation



We are providing our award-winning landscaping design and construction services in your area!

Pools & Spas Aluminum Pergolas Outdoor Kitchens & Fireplaces Sports Courts & Putting Greens Water Features Retaining Walls



IN STOCK
ALUMINUM PERGOLAS
4 SEASONS - WINTER ENGINEERED



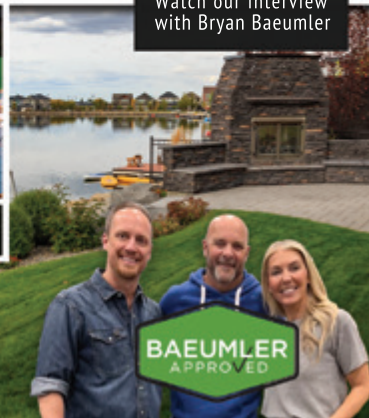
IN STOCK
FIBERGLASS POOLS
QUICK, EASY AND AFFORDABLE



ENHANCING YOUR OUTDOOR LIVING SPACE



Watch our interview
with Bryan Baeumler



SOUTH FAMILY DENTAL

403.262.3235
www.southfamilydental.com

FREE

Sonicare Toothbrush or Teeth Whitening

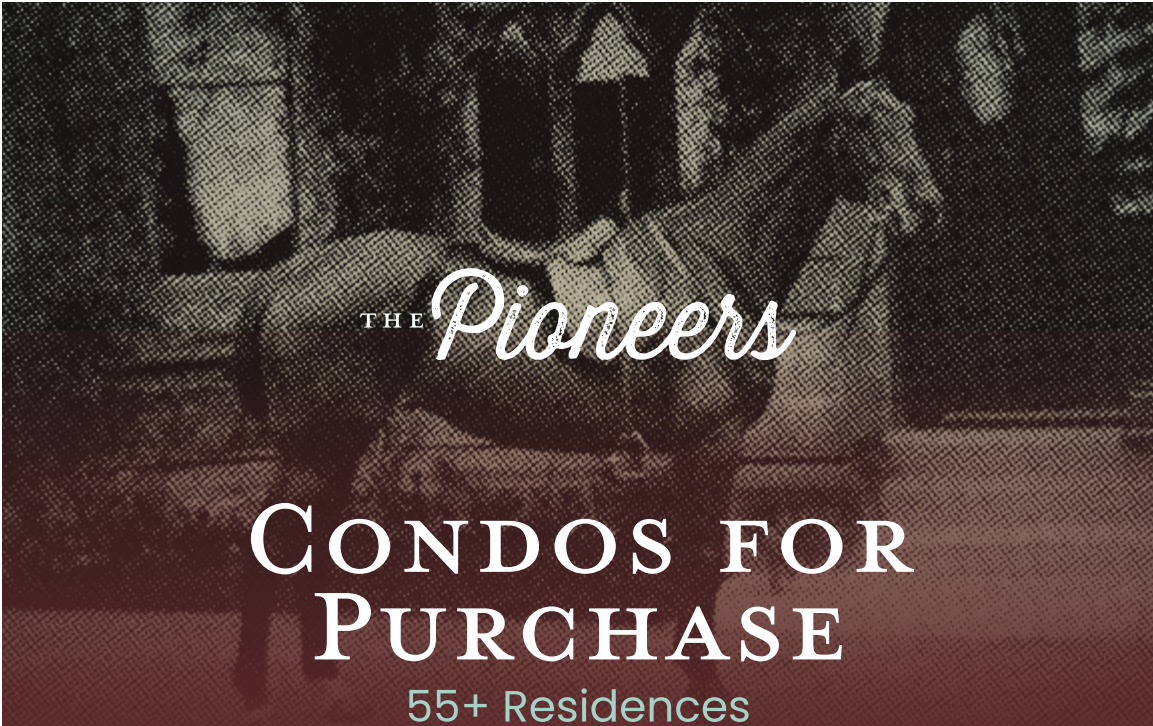
*With complete exam, x-ray, & cleaning

CALGARY
OWNED AND
OPERATED

**BOOK YOUR CHECK-UP
AND CLEANING TODAY!**



110-142 McKenzie Towne Link SE, Calgary T2Z 1H1 (Next to Servus Credit Union)



THE *Pioneers*

CONDOS FOR PURCHASE

55+ Residences

1251 Mahogany Boulevard SE

Sales Centre located at the corner of Mercado Street and Mercado Square.

MahoganyDistrict.com/ThePioneers



MAHOGANY
DISTRICT


SECTION23
DEVELOPMENTS

PUMPKIN PROTEIN SHAKE



INGREDIENTS

- 1 cup milk of choice
- ½ cup canned pumpkin
- 1 scoop protein powder
- 1 banana
- 1 tsp maple syrup
- 1 tsp pumpkin pie spice
- ½ tsp vanilla extract
- Ice cubes (optional)

INSTRUCTIONS

1. Add all ingredients to a blender.
2. Blend until smooth and creamy.
3. Pour into a glass and enjoy!



High in protein, creamy,
and full of cozy fall flavor!





Volunteers: The Heart of Auburn Bay – Bigger font

We Need You: Parade of Lights Volunteers

The Parade of Lights is back, and we can't put it on without you! We're looking for volunteers for a wide range of roles including entering a float, road marshals, and giving out hot chocolate. Whether you have an hour or an evening to give, there's a spot for you.

See all available roles and sign up at www.AuburnBayCA.ca/2026parade.

Celebrating Auburn Bay Volunteers

Our community events simply would not happen without the people who give up their evenings and weekends to make Auburn Bay a better place to live. This issue, we want to say a huge thank you to just a few of them—along with a couple of neighbours who, while not tied to a specific Auburn Bay event, generously give their time and energy to our community in their own way.

Community Cleanup

Thank you to our Community Cleanup volunteers Larissa, Leanna, Jaclyn, Suzanne, and Tamanna—along with our junior community volunteers, Zander and Lawson, who all pitched in to keep Auburn Bay looking its best. Thanks as well to Junk King for their hands-on extra support hauling it all away.

Cody Herriot—"Cody Bikes"

You may have heard of Cody Herriot, known around the community as Cody Bikes. Since starting this project in May 2020 with a single bike, Cody has repaired and given away over 1,000 bikes to kids who didn't have one—including roughly 300 bikes to Canadian newcomers. What started as a small idea has grown into something that's changed a lot of kids' lives. Thank you, Cody!

Caroline Thiessen—"Sweet Caroline"

Meet Caroline Thiessen, known to many as Sweet Caroline. Caroline trades her baking with neighbours so she can supplement her weekly Sunday donations to the CARE Closet, run by Summit Church Calgary. Just last week, she brought in six loaves of sourdough! It's a win-win-win: Caroline avoids wasting her baking, you get to enjoy something delicious, and together we help support those in our community who need it most.

Caroline welcomes donations of gently used items and food too—you're always welcome to drop items off with her on Monday nights.

Casino Volunteers—September 18 and 19

A huge thank you to everyone who volunteered at our casino on September 18 and 19. Those long hours are going directly toward something special: a new pavilion near the community gardens, for everyone in Auburn Bay to enjoy.



Auburn Bay Community Garden

A few words from our Garden Director, Jennifer Reinbold:

"It's been another great season at the Auburn Bay Community Garden. Things began on a solemn note with the loss of Carla Obuck, however the bounty of the season would undoubtedly have made her proud. Our vegetables battled weeks of pouring rain in June, a month of scorching hot temperatures through the mid-summer, and finally some ideal growing conditions at the end."

Thanks to all of those who had plots this year, and those who volunteered to help with all of the tasks that make



the Garden such a success. We are looking forward to some rest and hibernation between now and the start of the 2027 season; rental opportunities will be available in early April. If you would like to get a spot next year, please email us at gardens@auburnbayca.ca to get on the list. May winter pass very quickly. See you in the spring!

Our Board

A special thank you also goes out to our fellow board members Erica, Leanna, Larissa, Tiffany, Jennifer, and Greg—who volunteer countless hours communicating important information from the City of Calgary, planning and coordinating all of our community events, and meeting regularly with city and provincial representatives on our behalf.

It's volunteers like these who make Auburn Bay such a wonderful place to live. Thank you to everyone who gives their time—big or small—to make our community better.

Know someone with a volunteer story or photo to share? We'd love to feature them! Email us at newsletter@auburnbayca.ca.



Two Rivers Flow Through Calgary

by Garth Paul Ukrainetz

Two rivers flow through Calgary
Two rivers we all know
Their source the Rocky Mountains
The Elbow and the Bow

They join at St. Pat's Island
Circle famous Calgary Zoo
Then continue on together
Through Alberta, blue and true

They wind along the prairies
Forge the soul of western plains
Brave the ice and snow of winter
Dance with spring and summer rains

Round each bend their water swirling
Past each field and farmer's plow
Until meeting with the Old Man
South Saskatchewan River now

Then on to Manitoba
Through Lake Winnipeg, still flow
Up the Nelson River northward
Into Hudson Bay they go

Yes, two rivers flow through Calgary
On their way to endless sea
Growing, changing on their journey
Just like you and just like me

Auburn Bay Community Association (ABCA)

Website: www.auburnbayca.ca

Phone: 403-744-5301

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

Facebook: AuburnBayCA

Main Email: admin@auburnbayca.ca

Events Email: events@auburnbayca.ca

Gardens Email: gardens@auburnbayca.ca



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

For a complete list of your CA membership discounts, please log into your profile online.

**Registration Open!**
Kindergarten & ECS
for children with disabilities
2026-2027 School Year
Door-to-door Busing Available!

Contact us today! 587.287.5746
renfrew@renfreweducation.org
www.renfreweducation.org



**SCAN HERE TO VIEW ADDITIONAL
AUBURN BAY CONTENT**

News, Events, & More 	Crime Statistics 	Real Estate Statistics 
---	--	---



Professional set & photographer plus 30 downloadable shots!

Photos with Santa!
Nov. 14 - Dec. 17, 2026
\$60 per session
The Best Western Plus
Okotoks Inn & Suites
100 Southbank Road,
Okotoks, AB T1S 0N3
BOOK NOW
bookwhen.com/2026-photos-with-santa


Joke of the Month
How do you repair a broken jack-o'-lantern?
Use a pumpkin patch!





LEN T WONG + ASSOCIATES

RE/MAX
— COMPLETE REALTY —



AUBURN BAY COMMUNITY REAL ESTATE ACTIVITY

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our
Innovative Consumer Programs

Virtual Tours

Guaranteed Sale Program*

Trade Up Program*

Blanket Home Warranty Program*

Accepting Crypto Currency

Call us to help you navigate through
the changing real estate world

Call or Text 403-606-8888

Email len@lentwong.com

*Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
August	26	32	24	\$529,900	\$518,750
July	26	37	26	\$599,900	\$590,500
June	26	51	44	\$554,950	\$550,000
May	26	44	43	\$600,000	\$614,535
April	26	38	30	\$635,000	\$627,500
March	26	42	29	\$539,000	\$535,500
February	26	33	23	\$539,900	\$525,000
January	26	29	22	\$554,900	\$539,000
December	25	10	20	\$552,400	\$527,500
November	25	16	20	\$699,900	\$677,500
October	25	33	22	\$547,450	\$535,500
September	25	39	29	\$457,000	\$448,000

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



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

Website: www.AuburnBayRA.ca

General Inquiries	inquiries@auburnbay.org
Events Manager	events@auburnbay.org
Program Manager	recprograms@auburnbay.org
General Manager	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



CONNECT WITH US! AUBURN HOUSE



FOLLOW US ON FACEBOOK!

Facebook.com/AuburnHouse



FOLLOW US ON INSTAGRAM!

Instagram.com/Auburn_House

Disclaimer: The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.



Auburn House Fall Programs

The best of the upcoming autumn season has arrived! Our Fall 2026 Programming season is here. Don't miss out on all we have to offer. With a variety of adult, youth, and specialty programs, there is something for everyone. From family and youth drop-in programs and our new Monster Mash dance, to Yoga, Tennis, Prince Basketball, and many more, you are sure to find the perfect fit this autumn.

Registration is still open and is ongoing—sign up today!

View the full Auburn House Fall Program Guide online at AuburnBayRA.ca.

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



Trick-or-Treat at the Clubhouse

Saturday, October 31, 2026, from 5:00 to 9:30 pm.

Calling all trick-or-treaters!

Auburn House will be serving as a Halloween headquarters for neighbourhood trick-or-treaters. Stop by during your Halloween rounds to collect some sweet treats and show off your costume.

The first of our trick-or-treaters to visit will receive a special Halloween treat bag (while supplies last).

From superheroes and princesses to ghosts, goblins, and creepy creatures of the night, we can't wait to see all the creativity and Halloween spirit our community brings to Halloween night.

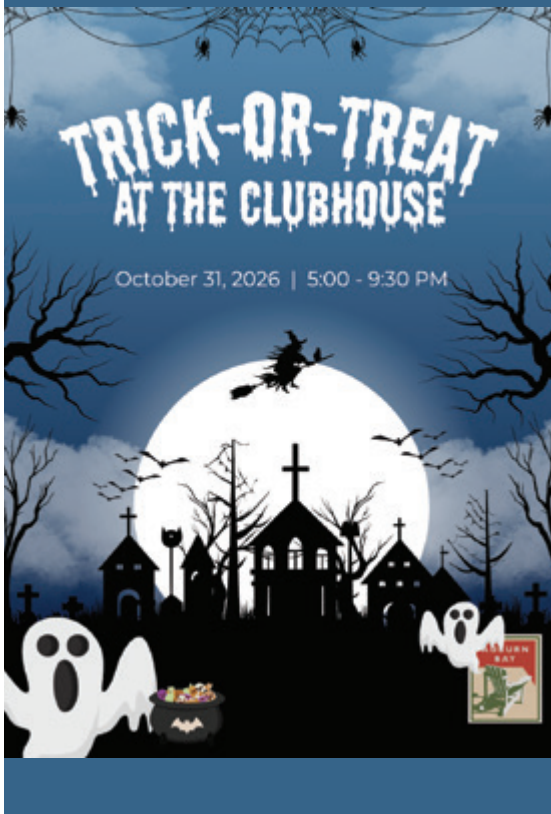
Auburn House Monster Mash

Friday, October 23, 2026, from 6:30 to 8:30 pm.

Get ready to creep, crawl, and dance the night away at our new Monster Mash! Join us for a spooktacular Halloween celebration featuring a live DJ, great music, costume contests, and a monstrosity good time for this all-ages dance party.

Whether you're a dancing zombie, a glamorous vampire, a mischievous witch, or something entirely unique—Halloween attire is highly encouraged!

- Children under 12 must be accompanied by an adult.
- This event is for Auburn Bay residents only.
- Advance reservations are required as space is limited.
- Visit AuburnBayRA.ca for all the event and registration information.



Auburn House Christmas Craft and Marketplace

Saturday, November 14, 2026, from 10:00 am to 3:00 pm.

A Proud Partner of: The Grand South Christmas Markets

Step into a merry wonderland and find the perfect holiday gifts at our 19th annual Christmas Craft and Marketplace. This enchanting event showcases the incredible talents of local artisans, crafters, and home-based business owners. With a diverse selection of unique, handcrafted items and incredible home-based goods and services, there's something for everyone on your holiday shopping list. Immerse yourself in the festive atmosphere, support local creators, and bring home special gifts that will be cherished by your loved ones. A few important things to note:

- Admission to the public is free!
- We are requesting non-perishable food donations, which will be collected on behalf of the Veterans Food Bank of Calgary.
- Due to space limitations, strollers will not be permitted in the main-level banquet room.
- Please bring cash for purchases as some vendors may not have credit/debit terminals. There is no ATM on site.

Vendor applications are currently being accepted. Visit AuburnBayRA.ca for the application information package all and event details.



YOUR CITY OF CALGARY

Urban Forest Strategic Plan Update

by The City of Calgary



The City of Calgary held engagement for a new Urban Forest Strategic Plan (The Plan) this spring and a What We Heard Report summarizing findings is now available at calgary.ca/UrbanForestPlan.

The Plan's project team is currently reviewing and considering all feedback as they develop the new Plan. A status update, including the approach to finalizing a new Plan, will be provided by the end of 2026. This will include information about the timing of the What We Did Report, which will explain how public feedback helped shape the Plan. For all the latest information, please check back at calgary.ca/UrbanForestPlan.



Self-Employed?

Your bank said no. That doesn't mean you can't get approved.

- ✓ Alternative mortgage solutions
- ✓ Flexible income qualification
- ✓ Options for purchases, refinancing & renewals

Don't let traditional bank rules stop you from getting the mortgage you need.



**ANITA
RUSSELL**

403-771-8771
anita@anitamortgage.ca



THE MORTGAGE GROUP

25¢ FLYERS

(INCLUDING DELIVERY)



- ✓ FULL COLOUR PRINTING
- ✓ DOUBLE-SIDED DESIGN
- ✓ PREMIUM 70 LB GLOSS STOCK
- ✓ FULL BLEED FOR EDGE-TO-EDGE IMPACT

Let's get your business into the hands of thousands of local customers.

CONTACT US

403-720-0762

sales@greatnewsmedia.ca
greatnewsmedia.ca

GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

LANDSCAPING SPECIALISTS

**AS
TH**
CONTRACTING

FOR A FREE ESTIMATE
ON LANDSCAPING

CALL SHAWN 403.651.0424

ASFCONTRACTING1@GMAIL.COM
WWW.ASFCONTRACTING.COM

COMMERCIAL/RESIDENTIAL LAWN MAINTENANCE • PAVING
STONE • SOD • RETAINING WALL INSTALL • FENCES • DECKS

DaveRich SERVICES INC

PREMIUM CLEANING & LAUNDRY SERVICES



CLEANING SERVICES

Deep Cleaning

Regular Home Cleaning

Move-In / Move-Out Cleaning

Airbnb / Short-Term Rental Cleaning

LAUNDRY SERVICES

Wash, Dry & Fold

Bedding & Linen Care

Sorting & Fabric Care

Ironing (if requested)

Pickup & Delivery Available



Now accepting new clients!

📞 403-929-6764

CALGARY SECURE RV STORAGE

Family-owned RV storage business

Conveniently located just south of highway 22X,
east of Mahogany (only a few minutes east of Deerfoot).

Gravelled and fenced lot with security cameras and rodent control.
Numerous stalls of various sizes available. Call us today!

WWW.CSRVSTORAGE.COM | 587-435-2778

**GREAT LOCATION.
GREAT PRICE.**





CUSTOMER SATISFACTION GUARANTEED

WE SPECIALIZE IN ALL FORMS OF CONSTRUCTION & LANDSCAPE

INCLUDING SMALLER IN-HOME PROJECTS



Services

Residential Landscaping
Landscape Construction
Year-Round Maintenance
Spring and Fall Cleanup
Commercial and Condo
Property Management
Snow and Ice Removal

Contact Us

Address

20 Sunvale Place SE
Calgary, AB T2X 2R8

Call us now

(403) 256-9282

Email us

info@jacksonjackson.ca
contact@jacksonjackson.ca

www.jacksonjackson.ca



For business classified ad rates contact
Great News Media
at 403-720-0762 or sales@greatnewsmedia.ca

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Auburn Bay. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

AUBURN BAY MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbours navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

STAMPEDE PLUMBING AND HEATING: 5-star Google rating, Senior and Veteran discounts. Highly trained plumbers, gasfitters, refrigeration & HVAC technicians. Water heaters, furnaces, boilers, air conditioning/heat pumps, drain cleaning, leaks, POLY-B replacement, new construction and renovations! Competitive prices with quality, 24-hour service! Established 1998. Call 403-225-1037. www.stampedeplumbingandheating.com.

NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

BUSINESS CLASSIFIEDS

ACTIVE SPORTS THERAPY: Looking for sports chiropractic, Active Release Therapy, physiotherapy, IMS, or massage in Auburn Bay? Our unified team of expert practitioners have one common goal - to help you achieve a higher standard of health, so you are able to do all the things in life that you love to do. Call us at 403-278-1405, or visit activesportstherapy.ca to book a free consultation.

CODERAD ELECTRICAL LTD: Over 18 years of experience. Quality service and installation for a fair price. Certified Master Electrician. Fully insured and WCB compliant. Call Cody for your free estimate today, 403-333-6344 or email at info@coderadelectrical.com. Is your Electrical up to code? www.coderadelectrical.com.

EXPRESS APPLIANCE REPAIR: We are a family owned company specializing in the repair and installation of washers, dryers, ranges/ovens, dishwashers, fridges, and microwaves. Quality service, warranty, and competitive price. We make sure the repair is done quickly and efficiently. Most repairs can be done on the day of the quote. Call/text 587-319-6799, email service@expressappliance.ca.

PAINTER SERVICING AUBURN BAY: Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. www.fivestarpainting.com.

REBEC STUDIOS PROFESSIONAL PIANO & VIOLIN LESSONS — RIGHT IN YOUR HOME! Personalized instruction for beginners to advanced students, building confidence, technique, music reading, theory and performance skills. Fun, supportive learning from the comfort of home. NOW ACCEPTING MOBILE STUDENTS! Contact 403-818-9176 or rebecstudios@gmail.com to book!

CHARTERED PROFESSIONAL ACCOUNTANT: Taking care of your small business needs: accounting, bookkeeping, personal and corporate taxes, GST filing, and payroll. Wendy CPA, CGA, 403-607-4617.

GUTTER DOCTOR: Home Exterior Services. Gutter cleaning/repair/installation, window cleaning, gutter guards/leaf screens, fascia, soffit, siding, permanent outdoor holiday lighting, roofing, cladding, heat cables, pressure/soft washing. Local business since 2003 with more than 70,000 happy customers! Licensed, insured, WCB, A+ rated BBB member, multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.



EN L'AIR

Academy of Dance and Aerial

#12, 10672 46 ST SE, Calgary, AB T2C 1G1

info@enlairacademy.com
 587-969-3904
www.enlairacademy.com

RHYTHM & GYM

TINY TUMBLERS

TINY DANCERS

CREATIVE TOTS CLUB

TINY TAPPERS

TINY BOPPERS

TINY CLASSES

TINY LYRICS

FOOTHILLS LAW

LAWYER on-the-go!

Real Estate • Wills & Estates • Uncontested Family
Complimentary Mobile Service

403-984-3600 foothillslaw.ca
info@foothillslaw.ca

**#1 AGENT IN
CANADA FOR CLOSED
UNITS & #4 AGENT IN
CANADA FOR CLOSED
VOLUME**

(Q1 -2026)

SHAWN RILEY MELISSA MCNAB

**YOUR AUBURN BAY
REAL ESTATE SPECIALISTS**



If you are looking for real estate help, call me! Since 1998, I have helped over 1,200 families achieve their real estate dreams. Over 180 homes sold in Auburn Bay, thank you!



142 AUBURN GLEN MANOR SE ~ \$740,000

Welcome to this beautiful Baywest Kootney 3 model! It has a perfect location that is quiet, close to multiple parks, playgrounds and schools! Meticulously maintained and ready for a new owner this home features a main floor office space, a beautiful spacious kitchen with plenty of cabinet and counter space! Upper level has 3 bedrooms, an awesome bonus room and laundry room! Other features you will appreciate are the quiet location, Central A/C, heated and insulated garage, water softener, newer hot water tank (2026), underground sprinklers, radon system, gas hook up for your BBQ, central vacuum system, loads of fruit trees (pear tree, cherry bushes, rhubarb and raspberries)



174 AUBURN BAY BLVD SE ~ \$540,000

WOW, check out the LOCATION on this home! You leave your front door, take a quick right, walk 30 seconds and you are at the LAKE! How awesome is that!? This well cared for, well located and well priced duplex is ready for a new owner. As you enter you are greeted with a large and spacious living room with ample room for all your furniture and that will lead you past the half bathroom into the kitchen that has granite countertops, plenty of cabinet space, a corner pantry, black appliance package and tiled backsplash with plenty of natural sunlight throughout the main floor of this home! Upstairs the primary bedroom is spacious and features a full ensuite bathroom and a walk in closet and there are TWO more bedrooms and another full bathroom upstairs for the kids! It's a beauty!



274 AUTUMN CIRCLE SE ~ \$769,000

WOW! This home is IMMACULATE and just needs new owners to love it the way the current owners have! As you pull into the driveway you will already know this home is a great one with it's perfect curb appeal. Step inside and be prepared to be impressed! The entry is bright and open and leads you through to the main living areas featuring a kitchen that will blow you away! Huge amounts of counter and cabinet space, huge island with a built in bar fridge, enough room for 5 stools that's perfect for entertaining, gas cooktop, wall oven and microwave, built in wine rack, large pantry, tiled backsplash and granite countertops complete the focal point of this home. This home also has a tankless hot water heater, luxury vinyl plank flooring throughout, central vacuum, water softener and As if this wasn't enough the upgrades and improvements also include new shingles, gutters, downspouts and drip edge (2023), new furnace (2025), A/C (2024), new garage door (2025), Gemstone LED lights (2024), New fridge (2024), dishwasher (2022), bar fridge (2026)



114 AUBURN BAY CR. SE ~ \$575,000

WOW! This is a much sought after Belvedere floor plan that is in a great location and close to Auburn Bay LAKE! This floor plan always impresses with it's open to above central living area, a good sized living room as you enter with a cozy gas fireplace to enjoy on those cool nights! Plenty of natural sunlight on the main floor and a central kitchen that features granite countertops, stainless steel appliances, loads of cabinet and counter space and soaring open ceilings to above! The rear of the home features a generous dining area, a half bathroom and access out to the back yard. Upstairs you will appreciate the 3 bedroom floor plan and the primary has a walk in closet and a full ensuite bathroom! The other 2 bedrooms are a good size and there is another full 4 piece bathroom for the kids! The basement is fully finished with a large rec room, a 4th bedroom, a 2 piece bath (lots of room to add a shower if needed)

A TRUSTED SOURCE FOR ALL OF YOUR AUBURN BAY REAL ESTATE NEEDS!

403.630.1223
shawnriley99@gmail.com
www.shawnriley.ca

real

