

\$1,348,000 - 204 Auburn Shores Landing Se, Calgary

MLS® #A2088793

\$1,348,000

5 Bedroom, 4.00 Bathroom, 3,371 sqft
Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Prepare to be captivated by this stunning home where elegance + modern finishings create this exceptional home in the heart of Auburn Bay. Located within 1-2 blocks of the lake amenities + backing on a pathway that leads to PRIVATE LAKE ACCESS. Offering 3,370 sqft + fully finished basement, this 5 bedroom Morrison home is perfect to enjoy lake lifestyle! As you step inside, you are greeted by a wide-open entry complimented by the view through the back of the home. To your left, front den awaits & filled with natural light through corner windows. The open concept living room, kitchen and dining area beckon with their warm ambiance, expansive windows and bright interiors. Kitchen boasts gorgeous full height cabinets, striking contrast between white & walnut finished cabinets, complimented by modern backsplash. Upgraded kitchen appliances, gas cooktop, hood fan, wall oven & built-in microwave. Large island with quartz counters make this kitchen an entertainer's delight. Butler's™ pantry tucked off the side of the kitchen provides a functional area for managing household activities, dedicated spot for additional appliances or bar complete with beverage fridge. Across is the walk in pantry, providing easy access to all your kitchen essentials. Living room features gas fireplace with wooden mantle, creating a cozy & inviting atmosphere. Formal dining room with a cantilever design + two windows, providing an ideal space for celebrating with friends &



family.Â Stepping outdoors, you'll find spacious composite decks where you can unwind while enjoying breathtaking oasis. The upper deck with built-in BBQ, gas line & automatic awning, lower deck provides ding area, while the lower exposed aggregate patio covered to beat the summer heat - all creating a serene retreat for relaxation and gatherings. Raised garden bed along the side of the house, water fountain & additional trim lighting through the pergola structures. Upstairs, a central bonus room with expansive views of the lake + mountains. The luxurious primary bedroom enjoys large windows and offers a tranquil retreat. The ensuite bathroom oasis with a center bathtub, wall-mounted TV, shower & dual sinks, providing a private & luxurious experience. The expansive walk-in closet is a fashion lover's dream, with convenient access to the laundry room.Â Three additional bedrooms plus functional bathroom with dual sinks + separated water closet and shower to make sure the kids get to school on time. Downstairs has been professionally developed by SmithErikson Design featuring a spacious entertainment with fully equipped bar (wine fridge, dishwasher + sink) exercise room, another bedroom + bathroom. Additional features of this remarkable home include air conditioning, zero maintenance landscaping with artificial grass, water filtration system. Â With its perfect blend of elegance + practicality, this exceptional property offers an unparalleled lifestyle. Â Make sure to enjoy the 3D tour and take a walk down to the shared private dock.

Built in 2013

Essential Information

MLS® #	A2088793
Price	\$1,348,000

Sold Price	\$1,300,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,371
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	204 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A6

Amenities

Amenities	Beach Access, Clubhouse, Racquet Courts
Parking Spaces	2
Parking	Double Garage Attached, Insulated
Waterfront	Lake Access

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, Pantry, Quartz Counters
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Awning(s), Built-in Barbecue, Lighting
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Lot Description	Corner Lot
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 20th, 2023
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Date Sold	November 6th, 2023
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Days on Market	17
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Zoning	R-1
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HOA Fees	679.06
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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