

\$1,275,000 - 173 Auburn Shores Landing Se, Calgary

MLS® #A2106990

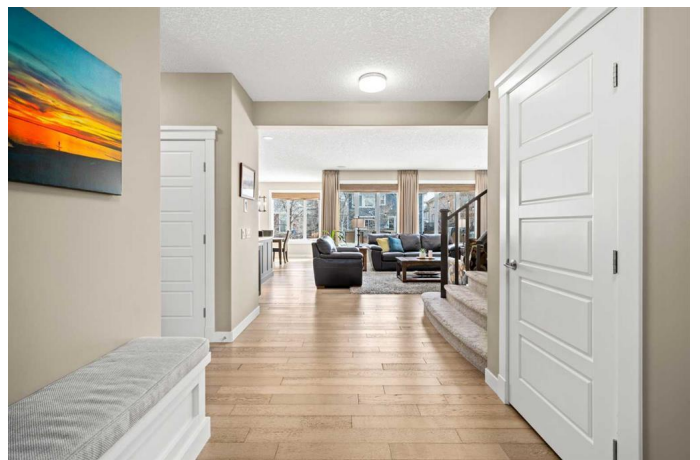
\$1,275,000

3 Bedroom, 3.00 Bathroom, 2,848 sqft

Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

If you've been searching for a meticulously maintained family home in one of Calgary's premier lake communities, your wait is over. Welcome to 173 Auburn Shores Landing, an extraordinary property boasting nearly 2850 sqft of living space in the coveted community of Auburn Bay. This former Albi show home, designed with an open concept and numerous upgrades, is ideally located in one of the community's finest cul-de-sacs, just a two-minute stroll to the community Beach House and coveted semi-private lake access. Upon entering, a spacious foyer and large front den set the stage for the bright and inviting main living space. Bathed in natural light from numerous oversized east-facing windows, the living room features a custom stone gas fireplace, complemented by light-toned, wide-plank hardwood flooring, a warm colour palette and designer window coverings. The gourmet kitchen, a chef's dream, showcases floor-to-ceiling cabinets, upgraded stainless steel appliances (including a new fridge and built-in microwave), designer backsplash, quartzite countertops, and an oversized centre island with sink and seating area. With ample cupboards, many equipped with convenient pull-outs, and a walk-through pantry, this kitchen seamlessly combines functionality with beauty. Step from the dining area onto the large deck with a gas hookup, overlooking a beautifully landscaped backyard with irrigation and direct access to the private path leading down to the lake and west facing



dock (shared only with 18 other homes). The main floor is completed by a powder room and spacious mudroom with custom cabinets and access to the double attached garage. The second level hosts the master suite with a spa-like ensuite featuring separate vanities, a 10mm glass and tile shower, soaker tub, and heated floors. A walk-through closet with custom storage leads to the oversized laundry room. Two additional bedrooms, a 4pc bath, and a bonus room perfect for movie nights or watching the big game complete this level. The lower level awaits your personal touch and design but the size and open area is sure to impress. The list of upgrades is extensive, including 2 AC units, 2 furnaces with separate zones, in-ceiling speakers, Hunter Douglas window coverings, new NEST thermostats, and upgraded or new appliances. Beyond the showstopping features of the home, the true highlight lies in its location and community amenities. Enjoy year-round lake access with a plethora of activities such as swimming, skating, hockey, paddle-boarding, kayaking, tennis, a spray park, beach area, and more. Easy access to Deerfoot and the Ring Road, proximity to shopping, exceptional schools, YMCA, South Campus Medical Centre, make this remarkable home a rare find, and in this hot Calgary market, it will not last long.

Built in 2012

Essential Information

MLS® #	A2106990
Price	\$1,275,000
Sold Price	\$1,280,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,848

Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	173 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1T5

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Disposal, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Interior Lot, Landscaped,

	Level, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 22nd, 2024
Days on Market	22
Zoning	R-1
HOA Fees	679.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.