

\$1,125,000 - 64 Auburn Shores Way Se, Calgary

MLS® #A2114903

\$1,125,000

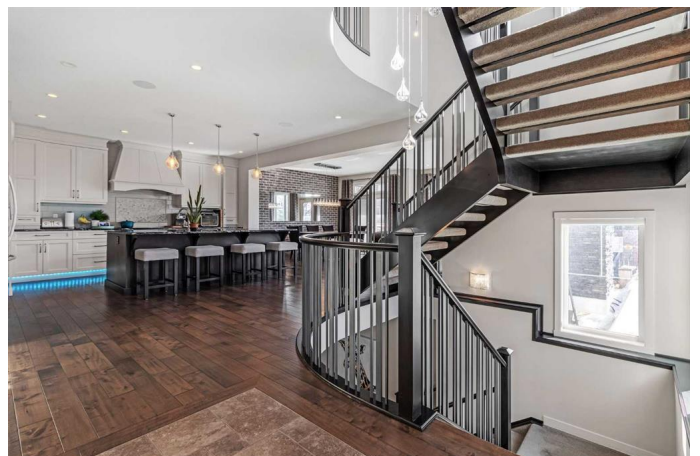
3 Bedroom, 4.00 Bathroom, 2,753 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Welcome to this custom Albi Built, lakeside Estate home in the sought after community of Auburn Bay! This home was architecturally designed on the lot to maximize the serene views of Auburn Bay Lake and the Rocky Mountains. This home is only steps away from Auburn House (13 acre private park) and only minutes away from commercial amenities! This luxurious and carefully thought out 3-bedroom, 3.5-bathroom home offers a perfect blend of sophistication, boasting nearly 2,800 square feet above grade, it displays comfort & efficiency, ensuring an unparalleled living experience. As you step inside the tile inlay Foyer, you'll be greeted by a stunning grand custom open riser staircase that is a statement to the architectural design of the home. The kitchen stands as a culinary masterpiece, equipped with a custom wood hood fan, built-in appliances, oversized sink, large island, RGB LED under cabinet and toe kick lighting, chic white full height cabinets, sleek dark oversized island with granite countertops that allows ample counter space. The Great Room area exudes warmth and elegance, anchored by a cozy fireplace situated between two tall windows that look out to the lake. Dining Area has a custom brick wall with a large mirror that opens the room up even more. Additionally, the main floor Den offers a comfortable workspace ideal for remote work or creative endeavors. Head on upstairs to find the spacious bonus room area with a vaulted



ceiling, 3 large windows with stunning views of the lake and built in 5.1 surround sound speakers. Off the bonus room you enter the French door leading to the balcony with composite decking, outdoor speakers and more stunning views of the lake. Oversized Primary Bedroom includes a tall vaulted ceiling and is a sanctuary in itself. As you enter the spa inspired ensuite you'll see large raised dual vanity sinks, full tile custom enclosed shower, large soaker tub, under cabinet and toe kick RGB LED lighting. Through the Ensuite, you'll see the generously sized master WIC that has access to the upper floor laundry (rough-in plumbing for future laundry sink included) with easy access to the hallway. Kids bathroom has dual vanity sinks, separated tub and toilet from main vanity area which makes it efficient for multiple kids to use at one time. Upstairs also has 2 oversized kids bedrooms with large closets to round out this level. But wait.....there's more! When you go down the open to below finished staircase, you'll walk into the partially developed basement (currently used as a salon, but can easily be converted to an open Rec Room or frame in the space for a bedroom) with completed full bathroom. The backyard is big and bright with South and West facing sun exposures, fully fenced in yard, large two tone composite deck for outdoor entertaining.

Don't miss out on your chance to call this incredible property home. Schedule your private viewing today and let's make your real estate dreams come true!

Built in 2013

Essential Information

MLS® #	A2114903
Price	\$1,125,000
Sold Price	\$1,140,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,753
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	64 Auburn Shores Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M1T5

Amenities

Amenities	None
Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Garage Faces Side
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Gas Water Heater, Induction Cooktop, Microwave, Range Hood, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Close to Clubhouse, Corner Lot, Lake, Landscaped, Underground Sprinklers, Pie Shaped Lot, Waterfront
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 25th, 2024
Days on Market	10
Zoning	R-1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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