

\$1,095,000 - 307 Auburn Shores Way Se, Calgary

MLS® #A2115185

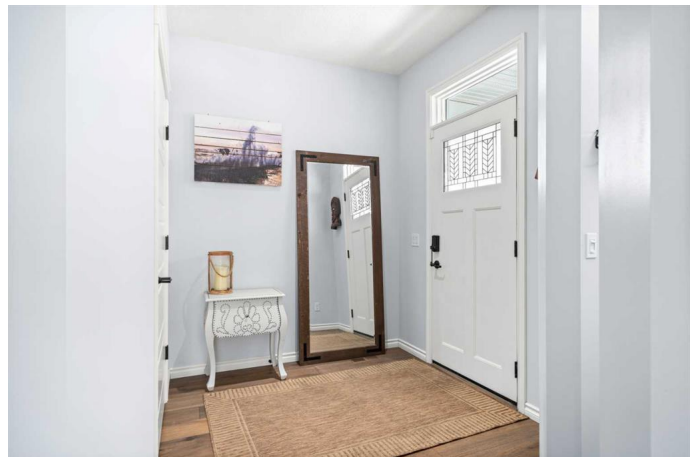
\$1,095,000

4 Bedroom, 4.00 Bathroom, 2,514 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

Experience lakeside luxury in this charming custom two-story home, boasting impeccable design, prime corner positioning, and coveted semi-private lake access. Upon entry, you will immediately notice a seamless flow from the foyer to the living areas with thoughtful design elements, including a custom tucked-away back mudroom - for wet towels in the summer and ice skates in the winter. The gourmet kitchen is equipped with a gas stove, quartz countertops, ample storage space, and sought-after walkthrough butler pantry. A secondary mudroom off the garage provides awesome built-in storage solutions. A bright and inviting dining area, nestled beside the cozy living room, is ideal for gatherings or quiet evenings by the fireplace. Retreat upstairs to the luxurious primary suite, complete with a spacious bedroom, spa-like ensuite, and a HUGE his-and-hers master closet with custom built-ins and direct access to the laundry room. Additional well-appointed bedrooms (each with walk-in closets) and bathroom offer comfort and privacy, while flexible spaces cater to individual lifestyle needs. The finished basement offers comfort and versatility, with areas for entertainment and relaxation. The basement is also equipped with rough-ins for a future fireplace, bar and watersoftener. Step outside to the beautifully landscaped backyard, featuring a large patio area (with WOLF PVC decking that doesn't get hot) perfect for summer barbecues. The fenced yard provides a safe and secure space



for children and pets to play freely, with a gated entrance providing direct access to the lake just 200m away. Conveniently located near amenities and Auburn Bay's resort-like features, this home offers suburban tranquility with urban convenience. With easy access to major roadways ensuring quick commutes to downtown Calgary and beyond. Don't miss out on the opportunity to call this charming home your own and become part of a close-knit group of great neighbors, where every day is filled with warmth, camaraderie, and the joys of lakeside living.

Built in 2016

Essential Information

MLS® #	A2115185
Price	\$1,095,000
Sold Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,514
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	307 Auburn Shores Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E8

Amenities

Amenities	Beach Access, Boating, Clubhouse, Community Gardens, Dog Park, Game Court Interior, Gazebo, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
Waterfront	Lake Access

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Corner Lot, Lake, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 11th, 2024
Days on Market	27
Zoning	R-1N
HOA Fees	679.06
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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