

\$925,000 - 50 Auburn Shores Way Se, Calgary

MLS® #A2120305

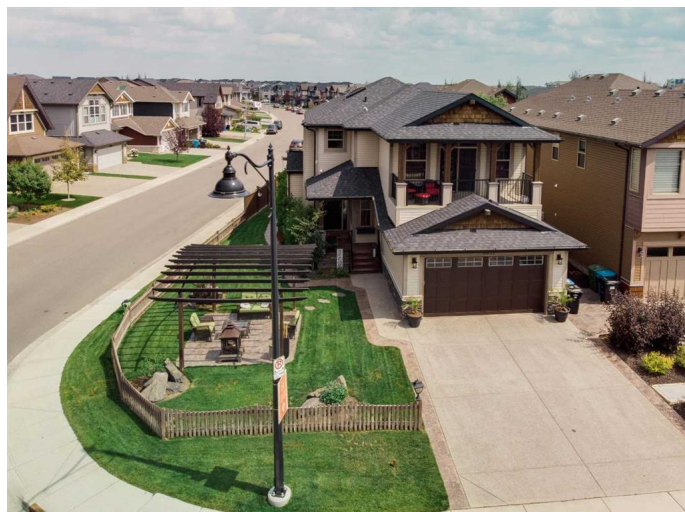
\$925,000

5 Bedroom, 4.00 Bathroom, 2,742 sqft

Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

This family home, situated on a corner lot, boasts a prime location directly across from the Lake House, offering easy access to the beach! This property offers ample space and functionality with 5 bedrooms, a double attached garage, and an additional oversized Single Detached Garage (complete with heating, wiring, and built-in cabinets). The main floor features expansive windows at the rear, seamlessly connecting the great room, large dining area, and kitchen. Sliding glass doors off the great room lead to a private deck with a hot tub. The gourmet kitchen boasts a sizable island with a breakfast bar and top-of-the-line stainless steel appliances including a gas cooktop and built-in wall oven. A walk-through pantry leads to a spacious mudroom and access to the double attached garage. Completing the main floor is a versatile front flex room (currently used as a kids' playroom) that could serve as a home office or formal dining area, along with an additional office/computer room ideal for homework or crafts. Upstairs, the layout offers practicality with a laundry room conveniently attached to the Primary Bedroom's walk-in closet, which leads to a spa-like ensuite bathroom. Alongside the primary bedroom, there are two other spacious bedrooms on the upper level. The bonus room features patio doors to the upper balcony, offering unobstructed views of the lake and mountains, making it an ideal spot for enjoying community fireworks! The developed basement boasts



two more bedrooms, a full bathroom, and plenty of space for a home gym or storage. Outside, the corner lot provides privacy in the backyard (with a stone patio in front of the detached garage) and a pergola/patio space in the front yard, offering ample space for entertaining and relaxation. This property is complete with Air Conditioning for warm summer nights, Solar Panels (to reduce energy costs) and wiring for an EV Charger in the garage.

Built in 2010

Essential Information

MLS® #	A2120305
Price	\$925,000
Sold Price	\$913,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,742
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	50 Auburn Shores Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X1

Amenities

Amenities	Beach Access
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Parking Spaces	5
Parking	Double Garage Attached, Oversized, Single Garage Detached

Interior

Interior Features	High Ceilings
Appliances	Built-In Oven, Dishwasher, Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Corner Lot, Lake, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	June 7th, 2024
Days on Market	63
Zoning	R-1
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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