

\$1,399,000 - 444 Auburn Shores Landing Se, Calgary

MLS® #A2135001

\$1,399,000

5 Bedroom, 4.00 Bathroom, 3,370 sqft

Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Situated on a quiet cul-de-sac and just steps from your semi-private dock on the lake, sits this stunning 2 story, 5 bedroom, 3.5 bathroom home. With approximately 5,000 Sqft of developed space this gorgeous family home has it all! On the main level you will enter into your foyer featuring a double height ceiling with a beautiful chandelier. Just off the foyer is a spacious office. Next you will find the large formal dining room and just off of that is the large living room with a cozy gas fireplace and plenty of natural light flooding in through the large south facing windows. The kitchen is a dream with a massive island, loads of cabinets, high end appliances, tile feature backsplash with floating shelves and a large walk-in pantry. Also conveniently just off the kitchen is a IT center as well as access to the mudroom and garage. On the top floor you'll find 4 bedrooms + the large bonus room and laundry room. The spacious Primary suite offers loads of natural light with the large south facing windows as well as a beautiful 5 piece ensuite and a large walk-in closet that also conveniently access the laundry room. The basement features a large open living space with gas fireplace family room, a games area, a 5th bedroom, a 4 piece bath, plenty of storage as well as another storage room that could easily be converted to a 6th bedroom. Saving the best feature for last we have the beautifully landscaped, south facing backyard which offers a massive deck, relaxing hot tub, pergola and an amazing finished shed. All of



this is just a short walk to the lake with your semi private doc. Book your showing today as a property like this does not come around often.

Built in 2014

Essential Information

MLS® #	A2135001
Price	\$1,399,000
Sold Price	\$1,400,700
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,370
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	444 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G1

Amenities

Amenities	Beach Access, Clubhouse, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range,

	Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 18th, 2024
Days on Market	25
Zoning	R-1
HOA Fees	679.06
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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