

\$927,500 - 37 Auburn Shores Manor Se, Calgary

MLS® #A2138296

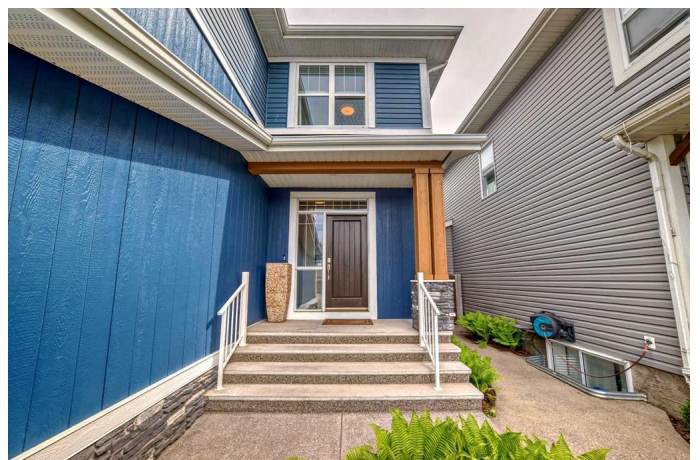
\$927,500

5 Bedroom, 4.00 Bathroom, 2,724 sqft
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Nestled in the sought-after Auburn Bay community, this property offers not just a home, but a lifestyle. With considerate neighbors, you'll enjoy a true sense of community. Just one-minute to the lake, you have year-round access to Auburn Bay's™ pristine waters and amenities, making every season a delight. The welcoming front yard with cherry trees invites you into a space bathed in natural light. The main living area incorporates oversized south-facing windows, creating a warm and inviting atmosphere. The living room features a custom stone fireplace, perfect for cozy evenings. French doors open to a den, ideal for an office or playroom. The heart of this home is its kitchen, designed for culinary excellence. It boasts floor-to-ceiling cabinets, stainless steel appliances including an Electrolux induction cooktop (all < 3 years old), granite countertops, and an expansive 10-foot island with sink, garburator, dishwasher, wine rack, and ample seating. Adjacent to the kitchen, the dining area showcases a recessed ceiling and large windows with views of the backyard. French doors lead to a spacious composite deck with gas line for easy grilling, perfect for entertaining or relaxing.

The professionally designed backyard is a true oasis, including a large stamped concrete patio and exposed aggregate pathways. A cedar greenhouse-shed and built-in compost area make it a gardener's™ dream, while the lush grassy play area, maintained with



built-in irrigation, provides ample space for kids and pets to play.

The main level is designed with a chandelier-lit powder room, a walk-through pantry for effortless grocery unloading, and a spacious mudroom with lockers, providing access to the insulated double attached garage. The garage features over-door storage, a gas line and an extended landing with built-in storage solutions.

Back inside, the well-lit stairwell, illuminated by a flat glass skylight, leads to the large master suite. The ensuite boasts dual vanities, a tiled shower with bench, and an oversized Maax whirlpool aéroeffect bathtub. The walk-in closet offers ample storage and leads to a conveniently located laundry room also accessible from the hallway. Three additional bedrooms and a bright bonus room with vaulted ceilings make this level perfect for family gatherings and movie nights. Central air conditioning, installed two years ago, ensures year-round comfort.

The basement offers endless possibilities with a fifth bedroom and bathroom featuring a jetted tub, as well as a significant unfinished section perfect for customization to suit your family's needs. Extra storage space is available behind the furnace room.

Situated within walking distance to several schools, numerous playgrounds, shops, restaurants, grocery stores and the neighboring community of Seton including the world's largest YMCA, movie theater, and the Hospital. This Auburn Bay masterpiece combines luxury, comfort, and convenience in a family-friendly setting.

Built in 2011

Essential Information

MLS® #	A2138296
Price	\$927,500

Sold Price	\$931,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,724
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	37 Auburn Shores Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0X1

Amenities

Amenities	Beach Access, Boating, Clubhouse, Dog Park, Game Court Interior, Gazebo, Park, Party Room, Picnic Area, Playground
Parking Spaces	4
Parking	Aggregate, Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Skylight(s), Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garburator, Induction Cooktop, Microwave, Range Hood, Water Purifier, Water Softener, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Zoned

Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Fruit Trees/Shrub(s), Lake, Front Yard, Lawn, Garden, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	June 18th, 2024
Days on Market	8
Zoning	R-1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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