

\$1,099,900 - 147 Auburn Shores Way Se, Calgary

MLS® #A2139967

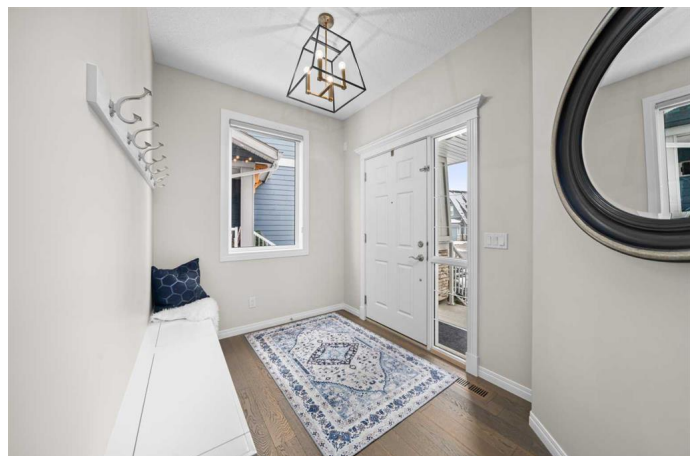
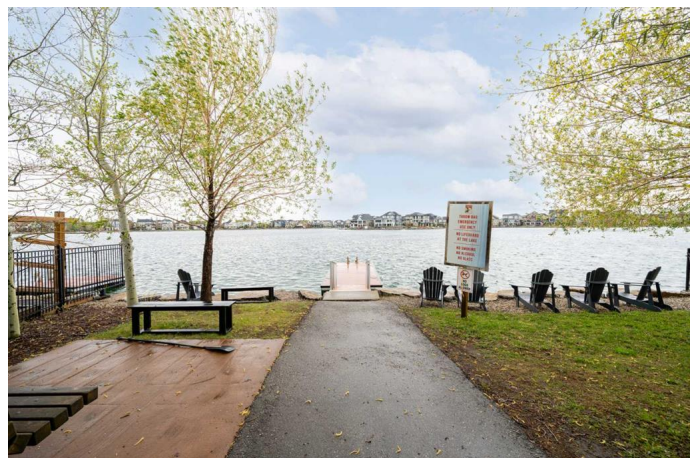
\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,468 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Backing west onto a walkway that leads to the SHARED PRIVATE DOCK only accessible to households on this path! This stylish and immaculate home is ideally located ACROSS FROM A PARK with basketball courts and green spaces. BUILT BY ALBI HOMES known for their quality construction and eye for detail this home impresses with a timeless design and tons of upgrades. A private foyer with built-ins leads to the open and airy floor plan bathed in west-exposure sun. Kept comfortable in any season thanks to CENTRAL AIR CONDITIONING, SOLAR WINDOW TINT for UV protection and privacy, HUNTER DOUGLAS WINDOW COVERINGS and a DUAL ZONE FURNACE. The living room is a relaxing retreat with a stunning focal fireplace and backyard views. Clear sightlines allow for easy conversations with family and guests. The GOURMET KITCHEN will inspire any chef featuring FULL-HEIGHT CABINETS, A GAS COOKTOP, stainless steel appliances including a wall oven and a convenient WALK-THROUGH PANTRY for easy grocery unloading. Encased in windows the dining room is extremely spacious for entertaining with patio sliders for easy indoor/outdoor living. French doors open to the MAIN FLOOR DEN providing an enclosed office or playroom. Ideally tucked away by the front entrance for privacy is the convenient powder room. Ascend the glamorous OPEN RISER CURVED STAIRCASE to the upper level. WIRED FOR SOUND, the bonus room will



have everyone coming together over engaging movie nights while grand CATHEDRAL CEILINGS add to the airiness. The primary bedroom is a true oasis with a tray ceiling, elegant lighting, a MASSIVE WALK-IN CLOSET and a LUXURIOUS ENSUITE that includes DUAL SINK VANITIES, a make-up vanity, a deep soaker tub, a separate oversized shower and HEATED FLOORS keeping toes warm and cozy. 2 additional bedrooms are both spacious and bright with easy access to the 4-piece main bathroom. Laundry conveniently completes this level. The EXPANSIVE, FINISHED BASEMENT has different areas that can be divided by furniture to create spaces for a kid's play area and exercise equipment and still have a large rec room for everyone to gather. A 4th bedroom & another full bathroom easily accommodate guests. Tons of storage is also found on this level. The huge PIE-SHAPED backyard is a tranquil escape with a large deck with a GAS LINE & lower stamped concrete patio for barbequing, unwinding & soaking up the SUNNY WEST EXPOSURE. Loads of grassy play space for kids & pets remain & built-in irrigation means less upkeep for you! FOLLOW THE WALKING PATH TO THE SHARED DOCK AND BEACH THAT IS ONLY ACCESSIBLE TO A LIMITED NUMBER OF HOMES. The DOUBLE ATTACHED GARAGE IS INSULATED & HEATED with tall ceilings & built-in storage & shelving. Just a 5 minute walk to Bayside Elementary, Lake Shore Jr. High & Prince of Peace Elementary & Jr. High. Also within are multiple playgrounds, shops, restaurants & groceries. Even walk to neighbouring Seton & take advantage of its numerous amenities, the world's largest YMCA & the South Health Campus.

Built in 2015

Essential Information

MLS® #	A2139967
Price	\$1,099,900
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,468
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	147 Auburn Shores Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G3

Amenities

Amenities	Beach Access, Boating, Dog Park, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Electric, Forced Air, Natural Gas, Zoned
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 14th, 2024
Days on Market	3
Zoning	R-1
HOA Fees	679.06
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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