

\$2,250,000 - 78 Auburn Shores Cape Se, Calgary

MLS® #A2141079

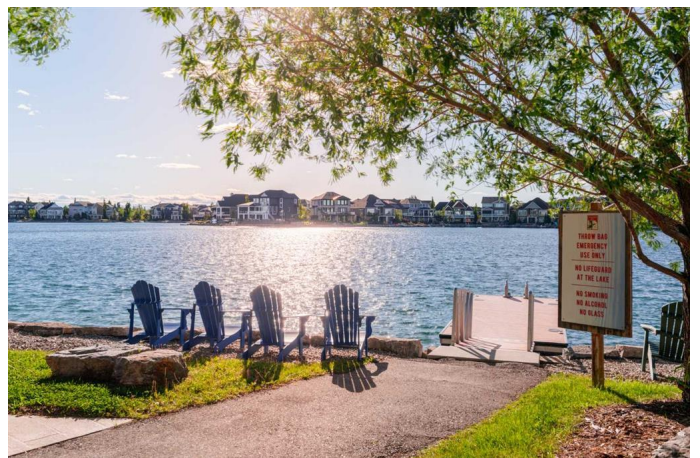
\$2,250,000

4 Bedroom, 5.00 Bathroom, 3,339 sqft

Residential on 0.20 Acres

Auburn Bay, Calgary, Alberta

This exquisite Albi-built home on the lake in Auburn Bay has been perfectly designed for its incredible 8,650 sqft lot offering breath-taking views and endless natural light with walls of southwest-facing windows on all three levels. With 4,800 sqft of living space, this stunning property features 4 bedrooms, 4.5 bathrooms, 3 living areas, 2 dens, a home gym and endless beauty throughout. Combining timeless elegance and modern luxury, this property offers a tranquil lifestyle but is also the perfect property for entertaining. The grand entrance instantly feels spacious with high ceilings and intelligent design offering views through the main level directly overlooking the lake. The gourmet kitchen has a suite of built-in Jenn-Air appliances, a custom-made Hammersmith range hood, large pantry, expansive central island with double seating and best of all, it overlooks the living and dining area with unobstructed lake views. The main living space is beautifully finished with a coffered ceiling, a central gas fireplace complete with natural stone and a wall of windows offering views and endless natural light. Completing the main level is the private office wisely positioned to maximize natural light and in a relaxing setting. The primary suite has been designed for optimal relaxation and beauty with lake and mountain views from both the bedroom and ensuite. A central bonus room, two large bedrooms each complete with their own walk-in closets and ensuites, and a large laundry room complete



the second level. The sprawling walkout basement is an entertainer's dream with space for a theatre area, games area and bar in addition to the home gym and den complete with drainage and 220V power for a future sauna. A fourth bedroom and full bathroom with walk-in tiled shower complete the lower level. The oversized triple garage has ample space for 4 vehicles and provides endless storage options. The upper-level balcony is complete with a retractable power awning with wind braces and offers SW facing unobstructed lake and mountain views. The more private lower level offers a covered hot tub space, living + dining space, a rock terrace with fire pit and plenty of green space on this coveted pie lot. The exterior has been extensively and intentionally designed with professional landscaping that maximizes the exterior living space and is complete with 7 zone irrigation. Added comfort and conveniences include 4 zone heating and cooling, Savant smart home system for built-in sound, temperature, security and more, garage gas and 220V rough-ins, exterior gas lines, water softener, hot and cold house bibs and more. As with every Albi-built home, no detail is overlooked " from the architecture to the ceiling details to built-in storage benches and a finished mechanical room, the quality and finish exude superior construction at every level. This meticulously maintained property epitomizes luxury and functionality with lakefront living. Start enjoying your dock access this summer!

Built in 2017

Essential Information

MLS® #	A2141079
Price	\$2,250,000
Sold Price	\$2,240,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,339
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	78 Auburn Shores Cape Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2J4

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Awning(s), Balcony, BBQ gas line, Dock, Lighting, Private Yard
Lot Description Back Yard, Beach, Close to Clubhouse, Lake, Lawn, No Neighbours
 Behind, Landscaped, Level, Pie Shaped Lot, Private
Roof Asphalt Shingle
Construction Cement Fiber Board, Stone
Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2024
Date Sold June 28th, 2024
Days on Market 14
Zoning R-1
HOA Fees 698.00
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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