

\$1,230,000 - 60 Auburn Shores Lane Se, Calgary

MLS® #A2141159

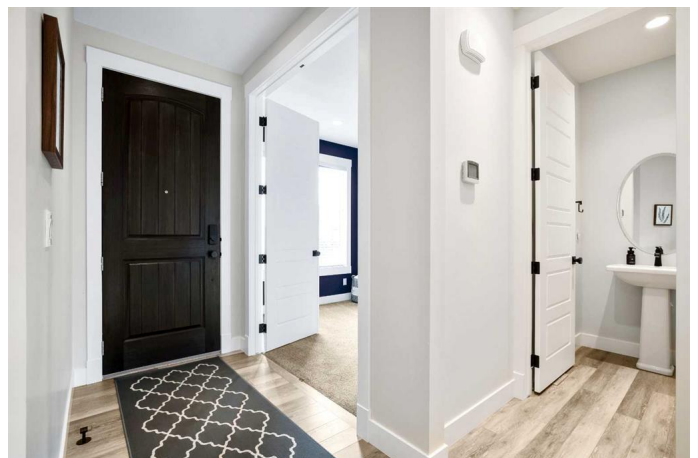
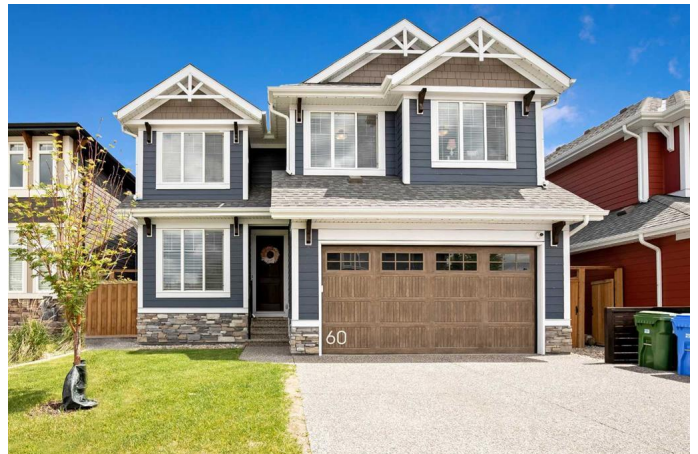
\$1,230,000

5 Bedroom, 4.00 Bathroom, 2,969 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to year-round lake living at its finest! This modern and elegant 5-bedroom home sits on a quiet street in one of Calgary's most desirable communities, just a short 5-minute walk to Auburn Bay Lake and the beach house. This home feels like new, built in 2020 by Morrison Homes, this stunning upgraded floorplan is sure to impress. If you're looking for space, then look no further as this home offers a total of 4371 sq ft of finished living space including the professionally finished basement. The sprawling open-concept main floor features a bright clean kitchen with designer tile backsplash, shaker-style cabinetry, a 5-range gas stove top, a large central island with bar seating, quartz counters, and a breakfast nook surrounded by built-in bench seating. You will also find a formal dining room, a private main floor office, a powder room, and a mudroom that was made for family life - featuring built-in bench seating, rows of hooks, 2 closets, and walkthrough access to the kitchen and pantry for everyday convenience; which has a built-in counter/desk are perfect for an extra workspace or a coffee bar! The living room is open-to-above, meaning there are two stories of windows flooding the main floor with natural light - complete with automated window coverings when it's time to settle in. A contemporary feature wall follows you up the circular staircase to the open bonus room overlooking the living room below. Through double doors, you will find the primary suite



with large windows, an oversized walk-through/walk-in closet complete with built-in shelving, and a welcoming ensuite with cheater access to the laundry room, plus a large vanity with dual sinks, a shower with full-height tile surround, and a built-in soaker tub. Three secondary bedrooms can accommodate large families, with a modern 4-pc main bathroom with double sinks. The upper-floor laundry room is accessible from both the primary suite and the opposite hallway. Downstairs, the spacious basement is equipped with a massive rec room, a 5th bedroom, and a full 4-pc bathroom. Never worry about Wi-Fi dead spots, as built-in extenders are included plus a top-of-the-line 4k camera security system! Central air conditioning and a heated garage will keep you comfortable year-round. Outside you will find a large composite upper deck enclosed for privacy with a custom pergola and natural gas BBQ line, plus a lower concrete patio. In Auburn Bay, you can enjoy more than just the beautiful lake - community walking paths, multiple playgrounds, a lovely nature pond, convenient shopping and dining, and this home is walkable to 2 Jr. High Schools and multiple elementary schools both public and Catholic.

Built in 2020

Essential Information

MLS® #	A2141159
Price	\$1,230,000
Sold Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,969
Acres	0.12

Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	60 Auburn Shores Lane Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G1

Amenities

Amenities	Beach Access, Clubhouse, Community Gardens, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Close to Clubhouse, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2024
Date Sold July 20th, 2024
Days on Market 30
Zoning R-1
HOA Fees 493.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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