

\$1,400,000 - 34 Auburn Shores Cape Se, Calgary

MLS® #A2177939

\$1,400,000

3 Bedroom, 4.00 Bathroom, 2,650 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

This luxury upgraded home is just five houses away from the stunning Auburn Bay Lake and offers lake access and a semi-private dock right out of your backyard! With an inviting layout featuring 9-foot ceilings and a striking 20-foot open-to-below design, this property combines elegance with spaciousness. The upgraded kitchen is a chef's dream, featuring black stainless-steel appliances, including a built-in wall oven and microwave, a large gas cooktop, granite countertops, a sizable island, and a beautifully upgraded walk-in pantry. The main floor's spacious design includes a cozy gas fireplace, luxury vinyl plank flooring, recessed lighting, and stylish chair rail wainscoting, providing a blend of comfort and sophistication. A large office with double doors and a convenient powder room complete the main living area. Oversized windows with custom motorized blinds flood the space with natural light and offer views of the beautifully landscaped backyard. A large mudroom with custom built-ins and a bench ensures plenty of storage and organization. The upper level features a bonus room with a built-in wall unit and an included TV, which is great for lounging or cozy movie nights. Find upstairs the luxurious primary suite with custom cabinetry boasting a 5 piece ensuite bath and an impressive walkthrough closet that conveniently connects to the laundry space. Two additional guest bedrooms and a well-appointed bathroom round out the upper floor. The professionally finished basement



includes an extra guest room with a bathroom, and a versatile recreation area with enough room for a pool table, making it ideal for entertaining. The finished garage has incredible features like built-in cabinetry, polyaspartic floor coating, a custom dog wash, and direct access to a secure dog run – a fantastic bonus for pet lovers! This home features not one, but 2 outdoor living spaces! Step outside to find a custom, private, sunken hot tub and an outdoor TV (included). Imagine watching the game this winter! Outside, the professionally landscaped yard offers a spacious deck and patio seating area, underground sprinklers, and a gate that leads to a scenic pathway directly to the lake! Additional features include Gemstone Lighting, dual furnaces for optimal efficiency, a water softener, and central air conditioning, providing comfort year-round. This Auburn Bay home offers a rare opportunity for luxurious, lakeside living with every convenience and upgrade imaginable.

Built in 2019

Essential Information

MLS® #	A2177939
Price	\$1,400,000
Sold Price	\$1,370,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,650
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Auburn Shores Cape Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M2J4

Amenities

Amenities	Beach Access, Clubhouse, Park, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Dock
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting, Underground Sprinklers, See Remarks, Lake
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	November 20th, 2024
Days on Market	6
Zoning	R-G

HOA Fees	679.06
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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