# \$1,429,000 - 177 Auburn Shores Landing Se, Calgary

MLS® #A2223532

### \$1,429,000

4 Bedroom, 4.00 Bathroom, 3,020 sqft Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

SUMMER IS CALLING, & this luxurious former Morrison showhome could be yoursâ€"w/ a PRIVATE PATHWAY TO YOUR SHARED **DOCK & EXCLUSIVE 4-SEASON LAKE** ACCESS. Located in the most desirable cul-de-sac in Auburn Bay, steps from the Auburn Bay Community Centre & tennis courts, & close to Seton's Urban District, South Health Campus, schools, shops & moreâ€"welcome to 177 Auburn Shores Landing SE. THIS HOME HAS IT ALL. A spacious main floor office w/ a W-facing window overlooking your landscaped front yardâ€"perfect for working from home or converting to a bedroom for guests or elderly family. You've got built-in speakers, hardwood floors, a stylish powder room w/ wallpaper feature, tucked-away coat closet & a formal dining room wrapped in transom windows. Straight ahead is your sun-filled living room w/ 18 ft ceilings, a wall of windows, & a central fireplace w/ textured tile & zero clearance, so you don't lose living space. If you're loving this living room, wait 'til you see the kitchen. This kitchen is a dreamâ€"two-toned cabinets, open wood shelves framing your chimney hoodfan, gas cooktop, oversized island w/ double quartz waterfall counters, bar fridge, built-in wall oven & microwave, corner pantry & a new KitchenAid fridge w/ a waterline. Real wood cabinetry, spice/pan drawers, custom wine rack or coffee bar & a dedicated breakfast nook (though let's be





realâ€"everyone's gathering around the island). The backyard is a SHOWSTOPPER. Mature trees, landscaping, irrigation & a 2-tiered composite deck w/ built-in pergola + privacy wall (all refinished in 2022), string lights, built-in Napoleon BBQ w/ granite counters, fire table & a perfect spot for al fresco dining. Still room for a trampoline, playset or pets. Your gate connects to the path leading straight to the dock. Inside, the home feels modern yet timeless w/ design details like a curved staircase, Romeo & Juliet balcony, custom drapery, & feature walls. Upstairs, the bonus room separates the kids' side from the parents' retreat. The large primary bedroom offers flexibility & green views, but the ensuite + closet combo is incredible: dual sinks, jetted soaker tub, glass shower w/ jets + bench, private toilet room & a massive walk-in closet w/ California Closets & motion-sensor lightsâ€"connected to your oversized laundry room (w/ built-in drawer, cabinets, shelves, hanging rack). You'II also find 2 more large bedrooms, a kids' bath, & you're back at the bonus room. The professionally finished basement (2022 by Basement Builders) has a big family room, rec space, open gym area, a bar sink ready for a drink fridge, full bath, & a spacious 4th bedroomâ€"ideal for teens or guests. The mudroom offers a built-in bench & walk-in closet, leading to your insulated, drywalled & painted TANDEM 3-CAR GARAGE w/ STORAGE LOFT. The 3rd bay is perfect for a workshop or sports car. W/ dual-zoned A/C, over \$200K in upgrades, & one of Auburn Bay's best streetsâ€"you're not just buying a home, you're upgrading your lifestyle. What are you waiting for?

Built in 2012

#### **Essential Information**

MLS® # A2223532 Price \$1,429,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 3,020 Acres 0.13 Year Built 2012

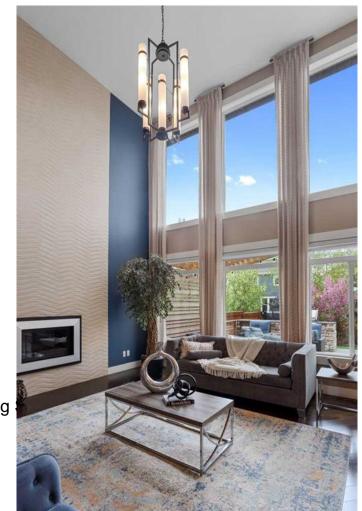
Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 177 Auburn Shores Landing

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1T5



#### **Amenities**

Amenities Park, Party Room, Playground, Beach Access, Clubhouse, Racquet

Courts, Recreation Facilities, Recreation Room

Parking Spaces 5

Parking Aggregate, Front Drive, Garage Door Opener, Garage Faces Front,

Insulated, Oversized, Triple Garage Attached, Tandem

# of Garages 3

Waterfront Lake, Lake Front, Lake Privileges

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,

Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet

Bar, Wired for Sound

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas

Cooktop, Microwave, Washer/Dryer, Window Coverings, Humidifier,

Range

Heating High Efficiency, Forced Air, Natural Gas, Fireplace Insert

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile, Insert, Outside

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Dock, Lighting, Outdoor Grill, Private Yard, Built-in

Barbecue, Misting System, Outdoor Kitchen

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

Fruit Trees/Shrub(s), Garden, Greenbelt, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Underground Sprinklers,

Yard Lights, Close to Clubhouse

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 38

Zoning R-G

HOA Fees 699

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.