

# \$1,449,000 - 177 Auburn Shores Landing Se, Calgary

MLS® #A2223532

**\$1,449,000**

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 yours 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 & more 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 yard 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 dream 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€™everyoneâ€™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 kidsâ€™ side from the parentsâ€™ 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). Youâ€™ll also find 2 more large bedrooms, a kidsâ€™ bath, & youâ€™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 Bayâ€™s best streetsâ€™youâ€™re not just buying a home, youâ€™re upgrading your lifestyle. What are you waiting for?

Built in 2012

## Essential Information

MLS® #	A2223532
Price	\$1,449,000
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 Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1T5

### Amenities

Amenities	Beach Access, Clubhouse, Park, Party Room, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	5
Parking	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Tandem, Triple Garage Attached
# 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, Humidifier, Microwave, Range, Washer/Dryer, Window Coverings

Heating	High Efficiency, Fireplace Insert, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Tile, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Dock, Lighting, Misting System, Outdoor Grill, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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