

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

MLS® #A2223532

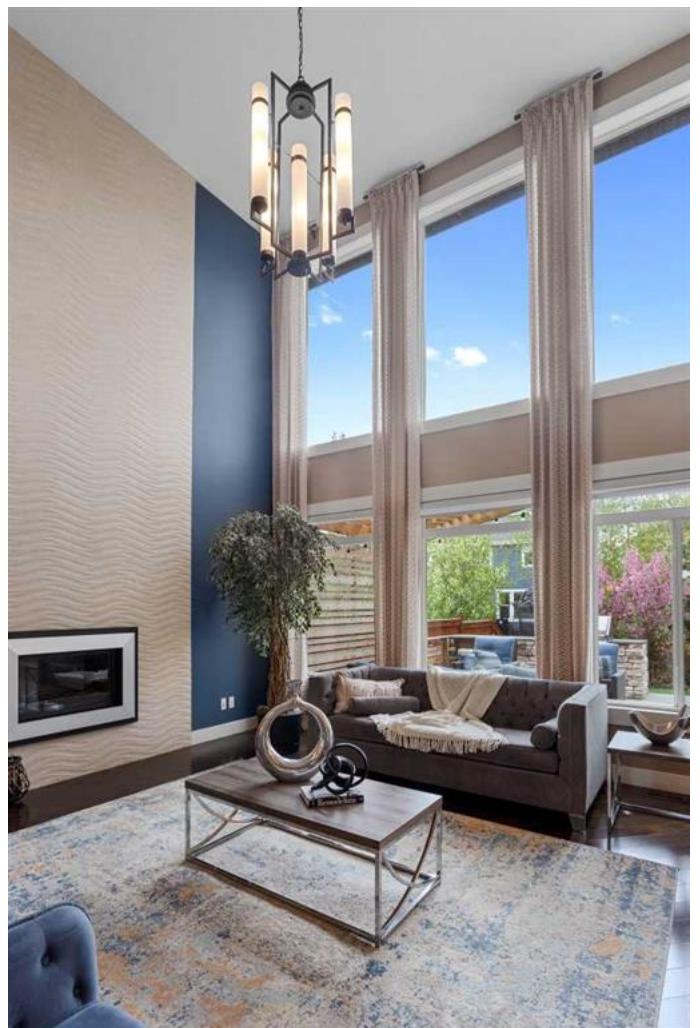
\$1,449,000

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



real"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 lights"connected to your oversized laundry room (w/ built-in drawer, cabinets, shelves, hanging rack). You'll 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 bedroom"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 streets"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	\$1,449,000
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	25
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.