

\$1,475,000 - 228 Auburn Shores Landing Se, Calgary

MLS® #A2236217

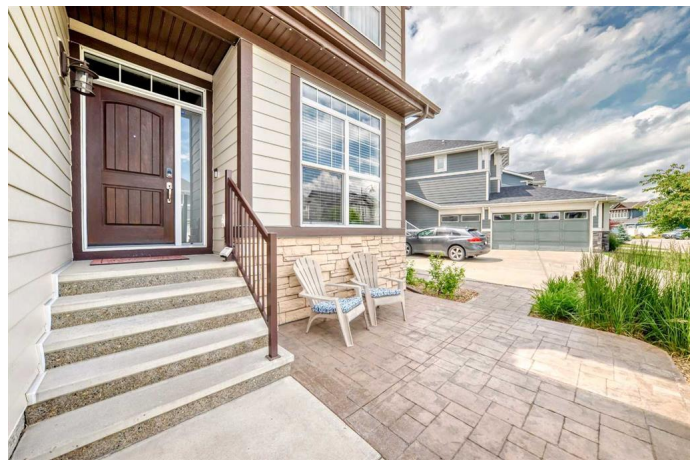
\$1,475,000

5 Bedroom, 4.00 Bathroom, 3,015 sqft

Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

With EXCLUSIVE ACCESS shared by only 18 homes, this exceptional property offers one of Auburn Bay's most coveted private lake entry points, all on a spacious 7,115 ft² lot with SW backyard. Step through your back gate and embrace a summer of endless opportunities on the water! Inside this 3,015 ft², 5-bedroom home, you'll immediately notice the impressive sense of space. The large foyer with its OPEN-TO-CEILING design extends into the bright living room, which features a gas fireplace and built-in bookcases. A dedicated front office provides the perfect work-from-home space, while a convenient 2 pc powder room is ideal for guests. The kitchen showcases warm cabinetry, granite countertops, 2 Fisher & Paykel fridge-freezers, and an induction cooktop. The formal dining area offers versatile options for gatherings. A curved staircase leads you to the 2nd floor, where you'll find a bonus room with built-ins, 4 generously sized bedrooms, and a laundry room complete with folding counter and walk-in closet for seasonal storage. The luxurious primary suite boasts a coffered ceiling, a 5 pc ensuite, and a walk-in closet that is sure to impress! The NEWLY DEVELOPED basement is designed for both relaxation and entertaining. It features a wet bar with a backlit feature wall, dry sauna, luxurious 4 pc bath with a steam shower (including heated floor, bench, and walls), and an additional bedroom. Outside, the



landscaped yard offers a deck with a fire pit, pergola, raised garden beds, underground sprinklers, two sheds, a power awning, stamped concrete patio and sidewalks, and low-maintenance concrete curbing. All of this is located just a short walk from the Auburn Bay Clubhouse and beach entrance, making this an unparalleled opportunity to own a true lakeside retreat. UPGRADES include a larger water heater, water softener, two air conditioning units, two furnaces, Gemstone lighting, and a tandem triple garage.

Built in 2013

Essential Information

MLS® #	A2236217
Price	\$1,475,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,015
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	228 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2A6

Amenities

Amenities	Beach Access
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Parking Spaces	5
Parking	Garage Faces Front, Insulated, Tandem, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	Dryer, Garburator, Microwave, Range Hood, Washer, Window Coverings, Bar Fridge
Heating	Baseboard, Forced Air, Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Awning(s)
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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