

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

MLS® #A2236217

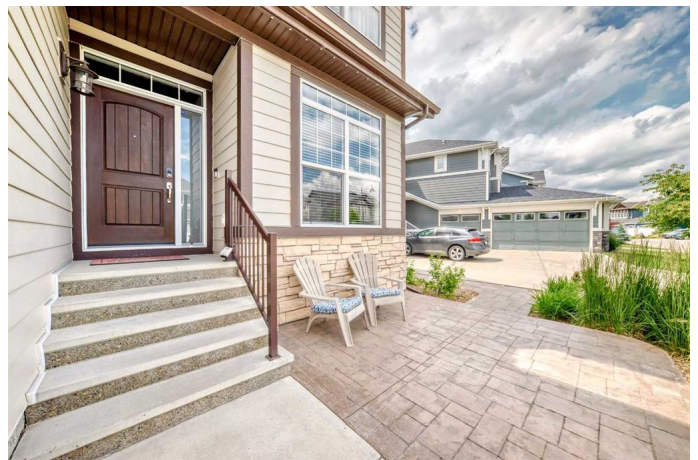
\$1,475,000

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 |
|-----------|--------------|

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Garage Faces Front, Insulated, Triple Garage Attached, Tandem |
| # 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 | Bar Fridge, Dryer, Garburator, Microwave, Range Hood, Washer, Window Coverings |
| 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 | Awning(s), Fire Pit, Garden |
| 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 | 1 |
| Zoning | R-G |
| HOA Fees | 699 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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