



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6 Auburn Shores Way SE
Calgary, Alberta

MLS # A2243149



\$760,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,289 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

AMAZING LOCATION ! | ACROSS FROM AUBURN BAY ASSOCIATION and LAKE | CORNER LOT with PAVED ALLEY | ATTACHED GARAGE and DETACHED GARAGE | 2,300 SF ABOVE GRADE | VERY WELL-MAINTAINED HOME BY OWNER | 9FT CEILING ALL 3 LEVELS. Welcome to your dream home in the heart of Auburn Bay, one of Calgary's most sought-after lake communities! This stunning 4-bedroom, 3.5-bathroom residence offers almost 2,300 sq ft above grade of beautifully designed living space, perfect for families seeking comfort, style, and a vibrant lifestyle. Step inside to discover a bright, open-concept main floor featuring hardwood floors, a gourmet kitchen with stainless steel appliances, and a spacious island ideal for entertaining. The cozy living room with a gas fireplace flows seamlessly into the dining area, all overlooking the beautifully landscaped backyard. The main floor also has an office room and a 2pc bathroom convenient for those needing an extra working space. Upstairs includes a generous family room, a luxurious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bath. Spacious Basement is partially finished with another bedroom, 4pc bathroom, laundry and a lot of storage. Stepping out to enjoy the landscaped backyard, perfect for outdoor entertaining, This house also comes with a double detached garage provides ample parking and storage. Located just steps away from the Auburn Bay lake, you have access to Auburn Bay Lake for swimming, paddleboarding, skating, and more. Close to schools, parks, and walking trails, and only a few minutes from South Health Campus, Seton Urban District, and major roadways. Act fast—homes like this don't last long in Auburn Bay!

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