



**361 Auburn Shores Landing SE
Calgary, Alberta**

MLS # A2298540



\$1,380,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,068 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Many Trees, No Back Lane, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Security system		

Welcome to Auburn Bay, one of Calgary's most sought-after Lake Communities, offering year-round lakeside living. This immaculate property offers a blend of luxury, convenience, and a vibrant community lifestyle, boasting over 4,400 square feet of developed living space and is situated on a desirable corner lot, backing onto one of the community's semi-private lake pathways. The gourmet kitchen is a chef's dream, featuring leathered granite countertops, custom stainless steel range hood, full-height cabinets, a butler's pantry, and high-end stainless steel appliances. Filled with natural light, the living areas are spacious and inviting, great for entertaining. The home also includes central A/C for year-round comfort. This elegant and extensively upgraded home includes 3+1 bedrooms and 3.5 bathrooms. The large primary bedroom features a double-sided stone fireplace and a luxurious ensuite with a stand-alone soaker tub and glass/tile shower. The washer, dryer and 75-gallon hot water tank were replaced in 2024. This home features a beautiful aggregate driveway leading to a spacious triple garage with epoxy flooring and convenient storage racks. Professionally landscaped with an abundance of trees, the property includes a full irrigation system and an artificial turf dog run for easy maintenance. Enjoy the outdoors on the covered deck, complete with roller shades, perfect for all-season use. The Homeowners Association offers year-round activities and exclusive lake access, enhancing your living experience. Walking distance to multiple schools, shopping, dining and more. Just minutes to South Health Campus, YMCA, various restaurants, and quick access to Stoney Trail and Deerfoot.