



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

**MLS # A2303458**



**\$1,299,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,565 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Solar panels, water purification system		

\*OPEN HOUSE this Sunday, April 26, 2-4PM \* SEE VIDEO \* A semi-private lake access home featuring 4 beds and 4 baths in Auburn Bay with over 3623 sq ft of living space - tucked into a quiet cul-de-sac, thoughtfully upgraded and meticulously maintained. This stunning &ldquo;Savona&rdquo; floor plan welcomes you with a spacious dropped foyer with built-ins, leading into a bright and open main floor designed for both everyday living and elevated entertaining. The gourmet kitchen is the heart of the home, featuring designer cabinetry, granite countertops, a large central island, upgraded appliances, and a walk-through pantry&mdash;seamlessly connecting to an elegant dining area and a breathtaking great room with soaring two-storey ceilings, expansive windows, and a statement stone fireplace. A main floor den adds flexibility for work or quiet retreat. Upstairs, a beautifully detailed bonus room creates the perfect space to unwind, while the primary suite offers a 5-piece ensuite and a large walk-in closet. Two additional generously sized bedrooms and a convenient upper laundry complete the level. The fully finished basement expands your living space with a large rec room, rough-in for a wet bar, a fourth bedroom, and a full bathroom. Step outside to enjoy a fully permitted covered deck with privacy glass, overlooking a landscaped yard complete with upgraded drainage, a cobblestone walkway, and a variety of fruit trees. The triple car garage adds both function and convenience, while gemstone lighting on the front and back of the home elevates curb appeal year round. Additional upgrades include wide plank, white oak engineered hardwood, extensive energy saving solar panels, recently upgraded triple-glazed casement windows and a water purification system&mdash;bringing efficiency and comfort together. Enjoy a private walkway connecting you to the beach, a

shared dock and year-round activities through the Auburn Bay Homeowners Association. Walking distance to schools, shopping, and dining, and just minutes to the South Health Campus, YMCA at Seton, and major routes including Stoney Trail and Deerfoot Trail—this is lake community living at its finest. Book your private viewing today!