\$1,299,900 - 181 Auburn Shores Landing Se, Calgary

MLS® #A2253736

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,910 sqft Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

Welcome to 181 Auburn Shores Landing, a distinguished residence offering rare semi-private lake access via a discreet, private pathway shared with only 18 homesâ€"plus the added luxury of being just a short stroll to the Auburn Clubhouse and main lake entrance. Nestled on a quiet cul-de-sac and set on a sun-filled, oversized corner lot, this former Morrison show home masterfully blends refined finishes with thoughtful functionality in one of Auburn Bay's most desirable locations. From the moment you step inside, you'II appreciate the elegant architectural details and the sense of space created by 9-foot ceilings throughout, dual air conditioning units, and a flowing floor plan designed with both everyday comfort and upscale entertaining in mind. The gourmet kitchen is a showpieceâ€"featuring granite countertops, a large central island, a butler's pantry, a second walk-in pantry, and high-end appliances including a brand-new Bosch dishwasher. It opens seamlessly to the expansive dining space and a warm, sophisticated living room anchored by a linear gas fireplace framed with floor-to-ceiling custom surround and walnut built-ins. A dedicated main floor office with soaring 10' ceilings and wraparound west-facing windows offers a bright, inspiring space for work or study. Practical elegance continues with an enclosed mudroom featuring bench seating and a walk-in closet for exceptional everyday organization. Upstairs, a west-facing bonus







room welcomes abundant natural light, and three spacious bedrooms include a stunning primary retreat with tranquil lake views. The ensuite is a spa-inspired haven, complete with a jetted tub, double vanities, an oversized walk-in shower, and a generous walk-in closet. A full bathroom, spacious laundry room, and another walk-in closet provide both comfort and convenience on the upper floor. The professionally finished basement is a perfect extension of the home, offering a large recreation area with wet bar and second full-size fridge, a full bathroom, a fourth bedroom, and a versatile flex room ideal for a home gym, second office, or playroom. Step outside to a private, meticulously landscaped yard with tiered decking, underground irrigation, mature trees for privacy, custom concrete edging, and a built-in cabana. A large concrete pad awaits your future hot tub, swim spa, or trampoline, while the finished and insulated double garage ensures year-round comfort. And the lifestyle? Truly second to none. You're just moments from Auburn Bay's main lake entrance and clubhouse, across from tennis and pickleball courts, and walking distance to schools, South Health Campus, and a full array of shopping and dining amenities. Whether you're paddle boarding in the summer, skating in the winter, or simply enjoying the vibrant community spirit year-round, this home offers a rare opportunity to experience elegant lakeside living in one of Calgary's most sought-after communities.

Built in 2012

Bedrooms

Essential Information

MLS® # A2253736

Price \$1,299,900

4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,910 Acres 0.16 Year Built 2012

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 181 Auburn Shores Landing Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1T5

Amenities

Amenities Beach Access, Clubhouse, Racquet Courts, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High

Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In

Closet(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range

Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped,

Corner Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 56

Zoning R-G

HOA Fees 699

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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