$1,349,900 - 181 Auburn Shores Landing Se, Calgary

MLS® #A2253736

$1,349,900
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 Bayâ€™s most desirable locations. From the moment you step inside, youâ€™ll 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 butlerâ€™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 10â€™ 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 playroomâ€”perfect for guests or extended family. 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. Youâ€™re just moments from Auburn Bayâ€™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 Calgaryâ€™s most sought-after communities.

Built in 2012

Essential Information

MLS® #	A2253736
Price	$1,349,900
Bedrooms	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, Recreation Facilities, Racquet Courts
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), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers, Corner Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals

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