

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

**MLS # A2223532**



**\$1,449,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,020 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated.		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	High Efficiency, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Chimney Hoodfan, Gas Stove, Dishwasher, Refrigerator, Built-in Microwave & Oven, Bar Fridge, Washer/Dryer, A/C, Built-in BBQ & Fire Table, Privacy Wall in Backyard, Pergola & String Lights, Blinds, Curtains & Curtain Rods, Central Vacuum & Attachments, All Attached Lighting, Vanity Mirrors, TV Mounts, Irrigation System, Garage Door Openers (2), Mailbox Key(s)

SUMMER IS CALLING, & this luxurious former Morrison showhome could be yours&mdash;w/ a PRIVATE PATHWAY TO YOUR SHARED DOCK & EXCLUSIVE 4-SEASON LAKE ACCESS. Located in the most desirable cul-de-sac in Auburn Bay, steps from the Auburn Bay Community Centre & tennis courts, & close to Seton's Urban District, South Health Campus, schools, shops & more&mdash;welcome to 177 Auburn Shores Landing SE. THIS HOME HAS IT ALL. A spacious main floor office w/ a W-facing window overlooking your landscaped front yard&mdash;perfect for working from home or converting to a bedroom for guests or elderly family. You've got built-in speakers, hardwood floors, a stylish powder room w/ wallpaper feature, tucked-away coat closet & a formal dining room wrapped in transom windows. Straight ahead is your sun-filled living room w/ 18 ft ceilings, a wall of windows, & a central fireplace w/ textured tile & zero clearance, so you don't lose living space. If you're loving this living room, wait 'til you see the kitchen. This kitchen is a dream&mdash;two-toned cabinets, open wood shelves framing your chimney hoodfan, gas cooktop, oversized island w/ double quartz waterfall counters, bar fridge, built-in wall oven & microwave, corner pantry & a new KitchenAid fridge w/ a waterline. Real wood cabinetry, spice/pan drawers, custom wine rack or coffee bar & a dedicated breakfast nook (though let's be real&mdash;everyone's gathering around the island). The backyard is a SHOWSTOPPER. Mature trees, landscaping, irrigation & a 2-tiered composite deck w/ built-in pergola + privacy wall (all refinished in 2022), string lights, built-in Napoleon BBQ w/ granite counters, fire table & a perfect spot for al fresco dining. Still room for a trampoline, playset or pets. Your gate connects to the path leading

straight to the dock. Inside, the home feels modern yet timeless w/ design details like a curved staircase, Romeo & Juliet balcony, custom drapery, & feature walls. Upstairs, the bonus room separates the kids's side from the parents's retreat. The large primary bedroom offers flexibility & green views, but the ensuite + closet combo is incredible: dual sinks, jetted soaker tub, glass shower w/ jets + bench, private toilet room & a massive walk-in closet w/ California Closets & motion-sensor lights—connected to your oversized laundry room (w/ built-in drawer, cabinets, shelves, hanging rack). You'll also find 2 more large bedrooms, a kids's bath, & you're back at the bonus room. The professionally finished basement (2022 by Basement Builders) has a big family room, rec space, open gym area, a bar sink ready for a drink fridge, full bath, & a spacious 4th bedroom—ideal for teens or guests. The mudroom offers a built-in bench & walk-in closet, leading to your insulated, drywalled & painted TANDEM 3-CAR GARAGE w/ STORAGE LOFT. The 3rd bay is perfect for a workshop or sports car. W/ dual-zoned A/C, over \$200K in upgrades, & one of Auburn Bay's best streets—you're not just buying a home, you're upgrading your lifestyle. What are you waiting for?