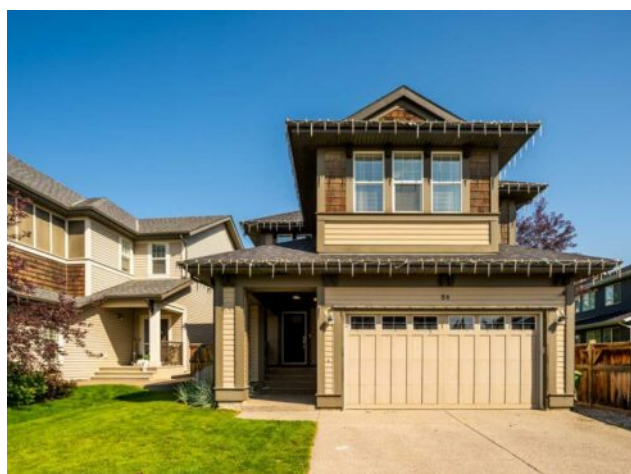


## 84 Auburn Shores Manor SE Calgary, Alberta

**MLS # A2237624**


# \$865,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,534 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Shed, Vacuflow & Attachments (as-is)

Imagine warm summer mornings spent paddleboarding on the lake, afternoons with the kids building sandcastles on the beach, and evenings around the firepit watching the sun dip below the water. In winter, lace up your skates for a glide across frozen water or enjoy a snowy stroll along Auburn Bay's winding pathways. This is more than a home, it's a lifestyle. Just ONE BLOCK from Auburn Bay Lake, this stunning Jayman-built home offers the perfect blend of space, comfort, and modern design to match your family's needs. With over 2,500 sq ft above grade and a fully finished basement, there's room for everyone to spread out and come together. Step into the welcoming foyer with custom built-ins for coats and boots, and flow into the bright living room where a gas fireplace and elegant built-in shelving create a warm and inviting focal point. The kitchen is designed to inspire with rich cabinetry, stone countertops, high-end stainless steel appliances, a gas cooktop, and a spacious island, perfect for casual family meals or entertaining friends. Upstairs, a large bonus room is ideal for family movie nights or a kids' play space. The primary suite is a private retreat with a walk-in closet and a spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate glass shower. Two additional bedrooms, a 5-piece main bath with dual sinks, and an upstairs laundry room complete this level. Downstairs, the finished basement offers even more flexibility with a media and recreation area, a fourth bedroom, a full bath and an additional room that can be used for a workout / gym space or a hobby room. Outside, enjoy the mature trees and lush vegetation in the established yard. Additional bonus, this home has Central AC to keep you cool all summer long! With nearby schools, parks, playgrounds, shopping, and easy access

to the rest of the city, Auburn Bay is designed for families to grow, connect, and make memories year-round. This is more than just a house, it's a place where your family can enjoy all the benefits of one of Calgary's most loved four-season lake communities.