

# \$899,999 - 221 Auburn Shores Way Se, Calgary

MLS® #A2215617

**\$899,999**

4 Bedroom, 3.00 Bathroom, 2,562 sqft

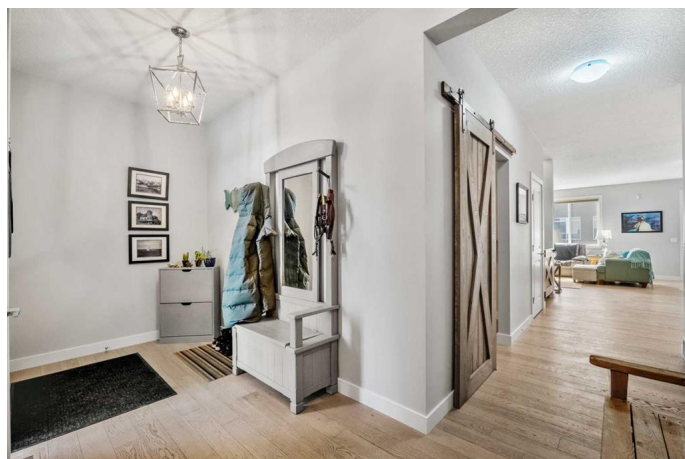
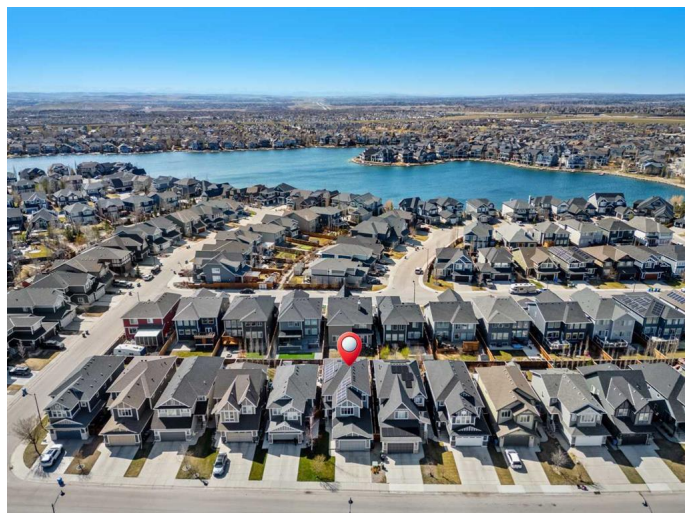
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

\*\*\* OPEN HOUSE: SATURDAY, MAY 17 - FROM 12:00-2:00! \*\*\*Welcome to this beautifully maintained 4 bedroom, 2.5 bathroom home with an OVERSIZED DOUBLE GARAGE and 19 SOLAR PANALS! Located walking distance to lake access and in the heart of Auburn Bay. Thoughtfully designed and filled with functional upgrades, this is a property that offers both comfort and sustainability a home you won't want to miss!

As you step inside, you're welcomed by a well appointed foyer that offers a practical space for coats, shoes, and daily essentials. Moving further in, the main floor opens up into a bright and spacious kitchen and living area, the true heart of the home. The kitchen is designed for both everyday use and entertaining, featuring ample counterspace, elegant quartz countertops, a gas range and stainless steel appliances. The large island is perfect for gatherings and conversation.

The open layout flows naturally into the dining area and cozy living room, creating a space that's perfect for family life and hosting guests. Just off the dining room, the backyard awaits, complete with a concrete patio, BBQ gas line and garden boxes. The backyard gets evening sun, ideal for summer evenings and weekend barbecues. A dedicated office space on the main floor adds convenience for those working or studying from home.



Upstairs, you'll find a generous family room that provides the perfect setting for movie nights, game days, or quiet evenings in. Four large bedrooms, a well appointed 4 piece bathroom, and a conveniently located laundry room add to the functionality of this upper level. The spacious primary suite is a true retreat, featuring oversized windows that bring in plenty of natural light. The luxurious 5 piece ensuite includes a double vanity with quartz countertops, a deep soaker tub, and a separate glass enclosed shower, making it the ideal place to unwind.

The partially finished basement offers unlimited potential to customize the space to your lifestyle. Whether you're dreaming of a home gym, extra bedrooms, or a large entertainment area, this level provides the flexibility to bring your vision to life.

Situated in the highly desirable, family-friendly community of Auburn Bay, this home is just minutes from lake access, top rated schools, popular restaurants, the Seton YMCA, movie theatres, and all major amenities. With easy access to Deerfoot Trail, commuting is simple and efficient.

Don't miss this opportunity to own a beautiful, energy-conscious home in one of Calgary's most vibrant lake communities—book your private showing today!

Built in 2017

**Essential Information**

MLS® #	A2215617
Price	\$899,999
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,562
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	221 Auburn Shores Way Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2E9

### **Amenities**

Amenities	Playground, Beach Access, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.