



# 313 Auburn Shores Landing Calgary Alberta

\$1,279,900

Gorgeous home BACKING ONTO A SEMI-PRIVATE WALKWAY THAT LEADS TO A SHARED PRIVATE DOCK ONLY ACCESSIBLE TO HOUSEHOLDS ON THIS PATH! Ideally situated on a quiet CUL-DE-SAC on a HUGE 64' X 131' LOT allowing for a MASSIVE SOUTH-FACING BACKYARD oasis. This impressive Albi built home offers a high-end retreat for any busy family. Upon entering, a spacious foyer and LARGE FRONT DEN set the stage for the bright and inviting main living space. A FULL WALL OF SOUTH-FACING WINDOWS stream in endless NATURAL LIGHT creating a bright and inviting atmosphere illuminating the WIDE PLANK HARDWOOD FLOORING. Sit back and relax in front of the GAS FIREPLACE in the welcoming living room while BUILT-IN SPEAKERS play your favorite music. The dining room, encased in windows that frame backyard views, is an airy space to gather over delicious meals. A GAS LINE on the adjacent deck makes summer barbeques more convenient. The chef of the household will love the HIGH-END GOURMET KITCHEN featuring STONE COUNTERTOPS, FULL-HEIGHT CABINETS, A GAS COOKTOP, AN OVERSIZED ISLAND and a WALK-THROUGH PANTRY for easy grocery unloading. A mudroom with built-in seating is conveniently off the INSULATED GARAGE with easy access to the powder room for a quick clean-up upon entry. Gather in the UPPER LEVEL BONUS ROOM and connect over engaging movies and games nights. Retreat at the end of the day to the primary bedroom, a true sanctuary with a tray ceiling, backyard views, a MASSIVE WALK-IN CLOSET that conveniently leads to the upper level laundry room and a LUXURIOUS ENSUITE that includes DUAL SINK VANITIES, A DEEP SOAKER TUB, A SEPARATE OVERSIZED SHOWER WITH 10MM GLASS and HEATED FLOORS keeping toes warm and cozy. 2 additional bedrooms are both spacious and bright with easy access to the 4-piece main bathroom. The sunshine-filled basement with 3 windows, roughed-in bath, and 9' CEILINGS await your design ideas...

Living room 17.75 M x 15.50 M  
 Kitchen 17.42 M x 16.00 M  
 Dining room 14.92 M x 8.00 M  
 Den 10.00 M x 13.08 M

Laundry room 9.08 M x 8.67 M  
 Other 11.08 M x 8.00 M  
 Primary Bedroom 14.08 M x 15.67 M  
 Bedroom 11.08 M x 13.67 M

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Listing Presented By:



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REALTY

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**Other** 10.50 M x 11.58 M

**2pc Bathroom** 5.83 M x 4.92 M

**Bonus Room** 17.00 M x 15.58 M

**Bedroom** 15.67 M x 12.58 M

**5pc Bathroom** 20.58 M x 11.92 M

**4pc Bathroom** 4.83 M x 9.08 M