



## 228 Auburn Shores Landing Calgary Alberta

\$1,475,000

With EXCLUSIVE ACCESS shared by only 18 homes, this exceptional property offers one of Auburn Bay's most coveted private lake entry points, all on a spacious 7,115 ft<sup>2</sup> lot with SW backyard. Step through your back gate and embrace a summer of endless opportunities on the water! Inside this 3,015 ft<sup>2</sup>, 5-bedroom home, you'll immediately notice the impressive sense of space. The large foyer with its OPEN-TO-CEILING design extends into the bright living room, which features a gas fireplace and built-in bookcases. A dedicated front office provides the perfect work-from-home space, while a convenient 2 pc powder room is ideal for guests. The kitchen showcases warm cabinetry, granite countertops, 2 Fisher & Paykel fridge-freezers, and an induction cooktop. The formal dining area offers versatile options for gatherings. A curved staircase leads you to the 2nd floor, where you'll find a bonus room with built-ins, 4 generously sized bedrooms, and a laundry room complete with folding counter and walk-in closet for seasonal storage. The luxurious primary suite boasts a coffered ceiling, a 5 pc ensuite, and a walk-in closet that is sure to impress! The NEWLY DEVELOPED basement is designed for both relaxation and entertaining. It features a wet bar with a backlit feature wall, dry sauna, luxurious 4 pc bath with a steam shower (including heated floor, bench, and walls), and an additional bedroom. Outside, the landscaped yard offers a deck with a fire pit, pergola, raised garden beds, underground sprinklers, two sheds, a power awning, stamped concrete patio and sidewalks, and low-maintenance concrete curbing. All of this is located just a short walk from the Auburn Bay Clubhouse and beach entrance, making this an unparalleled opportunity to own a true lakeside retreat. UPGRADES include a larger water heater, water softener, two air conditioning units, two furnaces, Gemstone lighti...

Bedroom 13.92 Ft x 14.25 Ft

3pc Bathroom 9.58 Ft x 7.92 Ft

Other 9.08 Ft x 8.50 Ft

Furnace 10.75 Ft x 8.58 Ft

Recreational, Games room 14.75 Ft x 16.00 Ft

Family room 19.67 Ft x 17.67 Ft

2pc Bathroom 5.00 Ft x 5.42 Ft

Dining room 14.42 Ft x 10.42 Ft

Living room 15.92 Ft x 16.08 Ft

Dining room 11.42 Ft x 19.92 Ft

Kitchen 8.67 Ft x 19.92 Ft

Pantry 3.92 Ft x 3.92 Ft

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Listing Presented By:



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Sauna	5.92 Ft x 6.08 Ft	Bedroom	9.33 Ft x 12.42 Ft
Other	15.50 Ft x 5.33 Ft	Bedroom	9.33 Ft x 11.42 Ft
Office	11.92 Ft x 9.92 Ft	Laundry room	5.83 Ft x 8.00 Ft
Other	8.08 Ft x 8.33 Ft		