



## 181 Auburn Shores Landing Calgary Alberta

\$1,349,900

Welcome to 181 Auburn Shores Landing, a distinguished residence offering rare semi-private lake access via a discreet, private pathway shared with only 18 homes--plus the added luxury of being just a short stroll to the Auburn Clubhouse and main lake entrance. Nestled on a quiet cul-de-sac and set on a sun-filled, oversized corner lot, this former Morrison show home masterfully blends refined finishes with thoughtful functionality in one of Auburn Bay's most desirable locations. From the moment you step inside, you'll appreciate the elegant architectural details and the sense of space created by 9-foot ceilings throughout, dual air conditioning units, and a flowing floor plan designed with both everyday comfort and upscale entertaining in mind. The gourmet kitchen is a showpiece--featuring granite countertops, a large central island, a butler's pantry, a second walk-in pantry, and high-end appliances including a brand-new Bosch dishwasher. It opens seamlessly to the expansive dining space and a warm, sophisticated living room anchored by a linear gas fireplace framed with floor-to-ceiling custom surround and walnut built-ins. A dedicated main floor office with soaring 10' ceilings and wraparound west-facing windows offers a bright, inspiring space for work or study. Practical elegance continues with an enclosed mudroom featuring bench seating and a walk-in closet for exceptional everyday organization. Upstairs, a west-facing bonus room welcomes abundant natural light, and three spacious bedrooms include a stunning primary retreat with tranquil lake views. The ensuite is a spa-inspired haven, complete with a jetted tub, double vanities, an oversized walk-in shower, and a generous walk-in closet. A full bathroom, spacious laundry room, and another walk-in closet provide both comfort and convenience on the upper floor. The professionally finished basement is a perfect...

3pc Bathroom 8.92 Ft x 4.92 Ft

Other 9.92 Ft x 4.17 Ft

Bedroom 12.42 Ft x 12.17 Ft

Exercise room 8.83 Ft x 15.75 Ft

Recreational, Games room 22.58 Ft x 19.75 Ft

2pc Bathroom 5.00 Ft x 5.50 Ft

Living room 15.33 Ft x 16.00 Ft

Office 8.92 Ft x 10.58 Ft

4pc Bathroom 11.08 Ft x 4.83 Ft

5pc Bathroom 16.58 Ft x 10.50 Ft

Bedroom 10.92 Ft x 12.00 Ft

Bedroom 11.08 Ft x 14.42 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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**RE/MAX Realty Professionals**

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Breakfast 17.83 Ft x 8.25 Ft

Dining room 20.17 Ft x 13.17 Ft

Kitchen 17.83 Ft x 11.75 Ft

Family room 19.00 Ft x 15.50 Ft

Primary Bedroom 18.25 Ft x 13.17 Ft

Laundry room 5.92 Ft x 7.83 Ft