



**312 Auburn Shores Way SE
Calgary, Alberta**

MLS # A2308934



\$854,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,353 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Stone Counters, Storage		

Inclusions: n/a

Welcome to 312 Auburn Shores Way SE, a beautifully upgraded 2-storey home built in 2017, located in the highly sought-after family and school-oriented lake community of Auburn Bay. This exceptional 5-bedroom home with a fully finished basement and central air conditioning offers outstanding functionality, modern finishes, and incredible parking with a rare 40-foot extended driveway accommodating a total of 6 parking spaces including the double attached garage. The upper floor features 4 spacious bedrooms, a large bonus room, convenient laundry, newer laminate flooring (2021), and updated lighting fixtures throughout the home (2026). The primary retreat enjoys added privacy backing onto greenspace and includes a large walk-in closet and luxurious 5-piece ensuite. The main floor is thoughtfully designed for modern family living with an open-concept kitchen, dining, and living area, plus a partially enclosed den or kids' play space. The fully finished basement offers a large guest bedroom, 4-piece bathroom, media room, recreation area, and built-in wet bar—perfect for entertaining. Formerly a Crystal Creek spec/show home, this property is loaded with upgrades including quartz countertops throughout, upgraded stainless steel appliances, hardwood flooring, Napoleon gas fireplace, solid wood soft-close cabinetry, Hunter Douglas window coverings, and a spacious 10' x 20' deck with gas line for BBQs. An ideal opportunity to own a spacious, move-in ready home in one of Calgary's premier lake communities.