



GRASSROOTS
REALTY GROUP

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60 Auburn Shores Lane SE
Calgary, Alberta

MLS # A2323307



\$1,275,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,946 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Rectangular L		

Heating:	Fireplace(s), Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	3 TV Wallmounts, Pergola, Security Cameras.		

Welcome to exceptional year-round lake living in Auburn Bay! Located on a quiet street in one of Calgary's most desirable lake communities, this beautifully appointed 5-bedroom home offers the perfect combination of elegance, functionality, and modern family living — just a short walk to Auburn Bay Lake, beach house & endless amenities. Built in 2020 by Morrison Homes, this impressive residence offers over 4,300 sq ft of developed living space with a thoughtfully designed floor plan and extensive upgrades throughout. The bright, open-concept main floor features a stunning gourmet kitchen with quartz counters, shaker-style cabinetry, designer backsplash, 5-burner gas cooktop, oversized island with seating, and breakfast nook with built-in bench seating. The spacious living room showcases an open-to-above design with soaring 2-storey windows, flooding the space with natural light, plus automated window coverings for added privacy. The main level also includes a private office, dining area, powder room, and a highly functional mudroom with built-in bench seating, hooks, storage closets, and convenient access to the pantry/kitchen. The pantry includes a built-in workspace — perfect for organization, homework, or a coffee station. Upstairs, the circular staircase leads to a bright bonus room overlooking the living area below. The luxurious primary retreat features large windows, a spacious walk-through closet with custom built-ins, and a beautiful ensuite with dual sinks, full-height tiled shower, soaker tub, and direct access to the upper laundry room. Three additional bedrooms, a modern 4-pc bathroom with dual sinks, and convenient upper laundry complete the second level. The professionally developed basement adds even more living space with a large rec room, 5th bedroom, and full 4-pc bathroom — ideal for guests,

teens, or additional family space. This home is loaded with upgrades including central A/C, heated garage, built-in Wi-Fi extenders, premium 4K security camera system, Hardie board siding, and a newly installed radon mitigation system. Enjoy your private backyard oasis featuring a large composite upper deck with privacy enclosure, custom pergola, natural gas BBQ line, and lower aggregate patio — perfect for entertaining or relaxing outdoors. Auburn Bay offers an incredible lake lifestyle with swimming, skating, paddleboarding, walking paths, playgrounds, nature pond, shopping, restaurants, and easy access to public, Catholic & junior high schools. A rare opportunity to own a move-in-ready home in one of Calgary’s premier lake communities — just steps from the lake entrance and clubhouse.