



GRASSROOTS
REALTY GROUP

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104 Auburn Shores Way SE
Calgary, Alberta

MLS # A2325732



\$1,099,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,600 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Level, Street Lighting, Treed, U		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar

Inclusions: TV Wall Mounts, Bar Fridge in Basement

Welcome home to an exceptional executive residence offering over 3,500 sq. ft. of impeccably developed living space just steps from Auburn Bay's Beach Club. Thoughtfully designed for both refined entertaining and everyday family living, this home showcases impressive architectural details, beginning with the soaring vaulted foyer and spectacular two-storey family room. Expansive windows bathe the home in natural light while framing views of the beautifully landscaped, south-facing backyard. Rich hardwood flooring flows throughout the main level, where a spacious formal dining room provides the perfect setting for hosting family gatherings and special occasions. At the heart of the home is a beautifully updated chef's kitchen, featuring a stunning waterfall island, gas cooktop, wall oven, premium finishes, and abundant cabinetry. The kitchen seamlessly connects to the bright breakfast nook and inviting family room, creating an effortless space for both entertaining and everyday living. The upper level offers an open-to-below bonus room that overlooks the main living space, adding to the home's sense of openness and elegance. Two generously sized bedrooms, a well-appointed 4-piece bathroom, and an oversized laundry room with exceptional storage complete the secondary wing. Privately situated, the luxurious primary retreat offers a spa-inspired ensuite with dual vanities, a deep soaker tub, glass shower, and a spacious walk-in closet. The professionally finished lower level extends the home's exceptional living space with luxury vinyl plank flooring, a sophisticated wet bar, a dedicated fitness area, a stylish 3-piece bathroom, and a versatile den that can easily function as a fourth bedroom, home office, or guest suite. The sunny south-facing backyard is designed for both relaxation and entertaining, featuring a beautiful exposed aggregate patio,

mature landscaping, and a built-in underground irrigation system. Additional premium features include a rare TRIPLE TANDEM GARAGE, central air conditioning, and permanent Gemstone exterior lighting. Located just a short stroll from Auburn Bay's Beach Club and the lake, this exceptional home offers the perfect blend of luxury, comfort, and the year-round lifestyle that makes Auburn Bay one of Calgary's most sought-after lake communities.