

\$1,399,000 - 447 Auburn Shores Landing Se, Calgary

MLS® #A2240462

\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,930 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

HELLO, GORGEOUS! Welcome to 447 Auburn Shores Landing SE—an executive estate home located on a quiet cul-de-sac in one of Calgary's most sought-after lake communities. Just steps from the private dock and Auburn Bay Lake, this stunning property offers over 3,800 sq ft of fully developed living space, high-end upgrades, and seamless indoor-outdoor flow. The main floor impresses with open-concept living, a feature gas fireplace with full-height stone surround, a dedicated home office/den, and a show-stopping chef's kitchen complete with Jenn-Air appliances, a 6-burner gas range, full-height cabinetry, custom pull-outs, and a walk-through pantry. Upstairs offers spacious bedrooms, while the fully developed basement includes a wet bar, large rec areas, a guest bedroom with walk-in closet, and a full bath—perfect for entertaining or multi-generational living. Outside, enjoy a 2-tier composite deck, cedar fencing, and a beautifully landscaped yard. The triple car garage (double + single bays) with cedar doors adds curb appeal and functionality. Additional features include Hunter Douglas blinds, air conditioning, Kinetico water softener, and a brand-new 75-gallon hot water tank (2025). Located just minutes from schools, South Health Campus, Seton YMCA, and major commuter routes, this home also includes access to the Auburn Bay Residents Association: enjoy year-round lake access, tennis/pickleball courts, a splash park,



and community events. Don't miss your chance to live the lake lifestyle in this exceptional home!

Built in 2015

Essential Information

MLS® #	A2240462
Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,930
Acres	0.14
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	447 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G1

Amenities

Amenities	Beach Access, Clubhouse, Dog Park, Racquet Courts
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
-------------------	--

Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.