

# \$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 | 15              |
| Zoning         | R-G             |
| HOA Fees       | 699             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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