

# \$809,000 - 6 Auburn Shores Way Se, Calgary

MLS® #A2243149

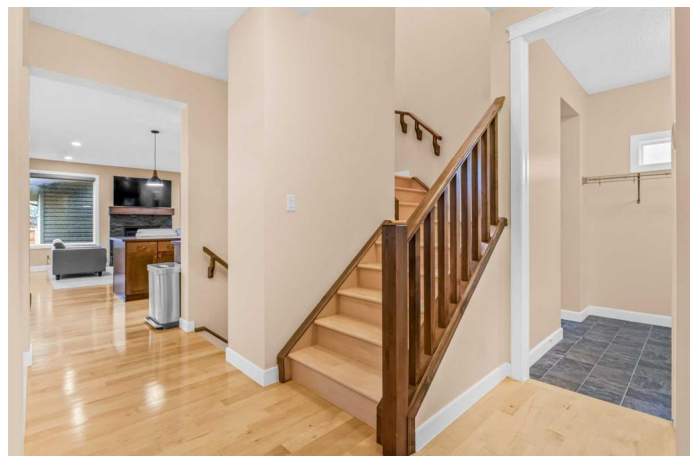
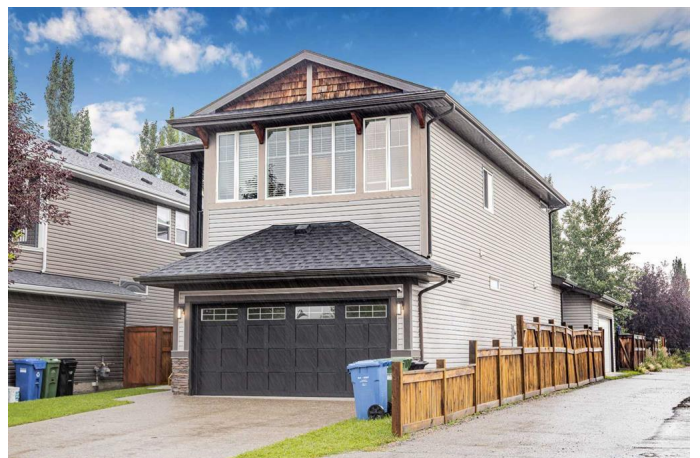
**\$809,000**

4 Bedroom, 4.00 Bathroom, 2,289 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

AMAZING LOCATION ! | ACROSS FROM AUBURN BAY ASSOCIATION and LAKE | CORNER LOT with PAVED ALLEY | ATTACHED GARAGE and DETACHED GARAGE | 2,300 SF ABOVE GRADE | VERY WELL-MAINTAINED HOME BY OWNER | 9FT CEILING ALL 3 LEVELS. Welcome to your dream home in the heart of Auburn Bay, one of Calgary's most sought-after lake communities! This stunning 4-bedroom, 3.5-bathroom residence offers almost 2,300 sq ft above grade of beautifully designed living space, perfect for families seeking comfort, style, and a vibrant lifestyle. Step inside to discover a bright, open-concept main floor featuring hardwood floors, a gourmet kitchen with stainless steel appliances, and a spacious island ideal for entertaining. The cozy living room with a gas fireplace flows seamlessly into the dining area, all overlooking the beautifully landscaped backyard. The main floor also has an office room and a 2pc bathroom convenient for those needing an extra working space. Upstairs includes a generous family room, a luxurious primary suite with a walk-in closet and 5-piece ensuite, plus two additional bedrooms and a full bath. Spacious Basement is partially finished with another bedroom, 4pc bathroom, laundry and a lot of storage. Stepping out to enjoy the landscaped backyard, perfect for outdoor entertaining, This house also comes with a double detached garage provides ample parking and storage. Located just steps away from the Auburn Bay



lake, you have access to Auburn Bay Lake for swimming, paddleboarding, skating, and more. Close to schools, parks, and walking trails, and only a few minutes from South Health Campus, Seton Urban District, and major roadways. Act fast—homes like this don't last long in Auburn Bay!

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243149    |
| Price          | \$809,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,289       |
| Acres          | 0.10        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 6 Auburn Shores Way Se |
| Subdivision | Auburn Bay             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3M 0V2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | Central Air                                                                |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Corner Lot, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 24              |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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