

# \$830,000 - 76 Auburn Shores Manor Se, Calgary

MLS® #A2236942

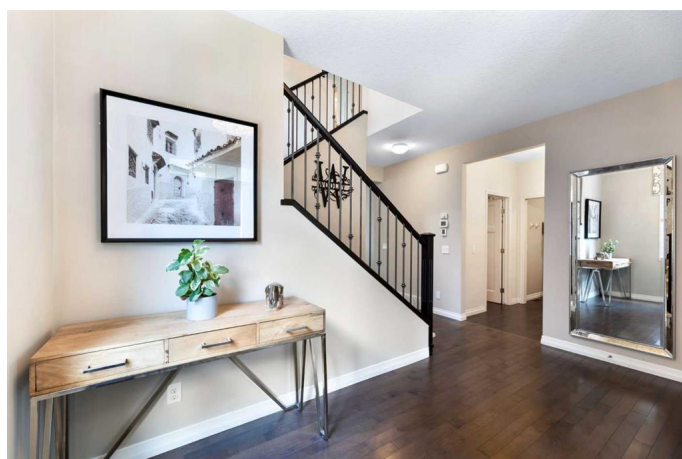
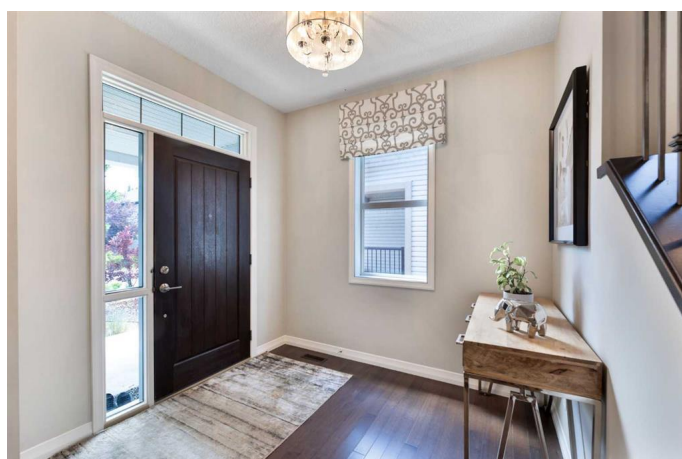
**\$830,000**

5 Bedroom, 3.00 Bathroom, 2,570 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

\*View the 3D Video\* Welcome to Auburn Bay where lake living meets family-friendly comfort in one of Calgary's most sought-after lake communities! Just half a block from the water, this stunning 2-storey home offers over 2500 sq. ft of living space with 4 bedrooms upstairs and a thoughtfully designed layout perfect for growing families. Step into the bright, open-concept kitchen featuring a generous island, crisp white cabinetry, granite countertops, gas cooktop, built-in oven, and a walk in pantry that will impress any home chef. The adjoining living and dining areas are ideal for entertaining or everyday living. Upstairs, retreat to your spacious primary suite with an oversized walk-in closet and spa-inspired ensuite, complete with dual vanities and a relaxing jacuzzi tub. Three additional bedrooms provide plenty of space whether for the kids, guests, a nursery, or a home office. The cozy upper-level bonus room is enhanced with elegant glass French doors, making it a perfect place to unwind. The basement is partially finished with one bedroom 90% complete. Outside, enjoy the fully fenced and very inviting backyard complete with a deck with a pergola and in the front beautifully low-maintenance landscaping. The oversized 25' deep heated garage and exposed aggregate driveway, walkway, and bin pad add both practicality and curb appeal. Additional upgrades include central A/C on the upper level, dual furnaces, built-in speaker



wiring (kitchen, deck, and ensuite). Youâ€™re just steps away from Auburn Bay Lake, where your family can enjoy swimming, fishing, paddle boarding, beach days, and picnics in the summer, and skating, tobogganing, ice fishing and winter walks in the winter. Donâ€™t miss your chance to experience all that Auburn Bay has to offerâ€”book your showing today.

Built in 2012

### Essential Information

MLS® #	A2236942
Price	\$830,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,570
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	76 Auburn Shores Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0Y4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Breakfast Bar, Granite Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, French Door

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partially Finished, See Remarks

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Few Trees, Front Yard, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 5th, 2025

Days on Market 4

Zoning R-1

HOA Fees 509

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Benchmark

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