

# \$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
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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	10
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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