

**312 Auburn Shores Way SE**  
**Calgary, Alberta**

**MLS # A2308934**



**\$854,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,353 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Stone Counters, Storage		

**Inclusions:** n/a

Welcome to 312 Auburn Shores Way SE, a beautifully upgraded 2-storey home built in 2017, located in the highly sought-after family and school-oriented lake community of Auburn Bay. This exceptional 5-bedroom home with a fully finished basement and central air conditioning offers outstanding functionality, modern finishes, and incredible parking with a rare 40-foot extended driveway accommodating a total of 6 parking spaces including the double attached garage. The upper floor features 4 spacious bedrooms, a large bonus room, convenient laundry, newer laminate flooring (2021), and updated lighting fixtures throughout the home (2026). The primary retreat enjoys added privacy backing onto greenspace and includes a large walk-in closet and luxurious 5-piece ensuite. The main floor is thoughtfully designed for modern family living with an open-concept kitchen, dining, and living area, plus a partially enclosed den or kids' play space. The fully finished basement offers a large guest bedroom, 4-piece bathroom, media room, recreation area, and built-in wet bar—perfect for entertaining. Formerly a Crystal Creek spec/show home, this property is loaded with upgrades including quartz countertops throughout, upgraded stainless steel appliances, hardwood flooring, Napoleon gas fireplace, solid wood soft-close cabinetry, Hunter Douglas window coverings, and a spacious 10' x 20' deck with gas line for BBQs. An ideal opportunity to own a spacious, move-in ready home in one of Calgary's premier lake communities.