

# \$865,000 - 84 Auburn Shores Manor Se, Calgary

MLS® #A2237624

**\$865,000**

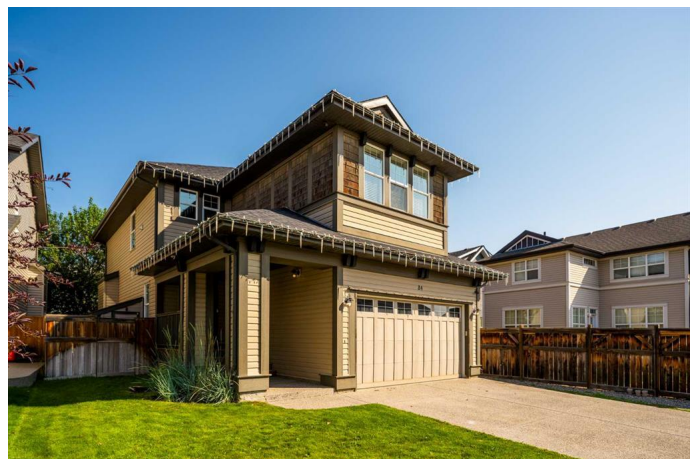
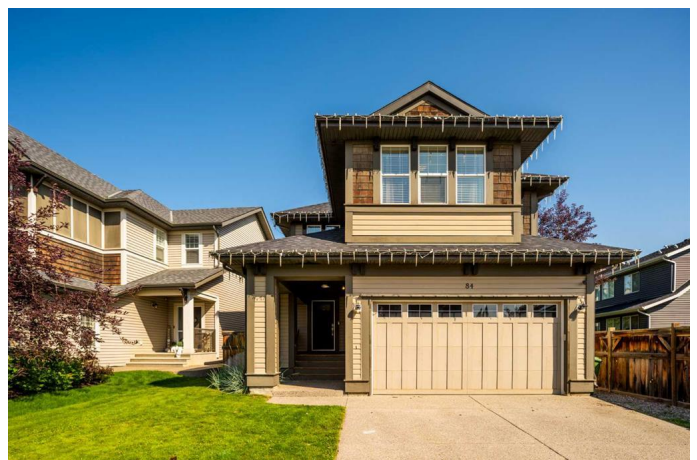
4 Bedroom, 4.00 Bathroom, 2,534 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Imagine warm summer mornings spent paddleboarding on the lake, afternoons with the kids building sandcastles on the beach, and evenings around the firepit watching the sun dip below the water. In winter, lace up your skates for a glide across frozen water or enjoy a snowy stroll along Auburn Bay's winding pathways. This is more than a home, it's a lifestyle.

Just ONE BLOCK from Auburn Bay Lake, this stunning Jayman-built home offers the perfect blend of space, comfort, and modern design to match your family's needs. With over 2,500 sq ft above grade and a fully finished basement, there's room for everyone to spread out and come together. Step into the welcoming foyer with custom built-ins for coats and boots, and flow into the bright living room where a gas fireplace and elegant built-in shelving create a warm and inviting focal point. The kitchen is designed to inspire with rich cabinetry, stone countertops, high-end stainless steel appliances, a gas cooktop, and a spacious island, perfect for casual family meals or entertaining friends. Upstairs, a large bonus room is ideal for family movie nights or a kids' play space. The primary suite is a private retreat with a walk-in closet and a spa-inspired ensuite featuring dual vanities, a soaker tub, and a separate glass shower. Two additional bedrooms, a 5-piece main bath with dual sinks, and an upstairs laundry room complete this level. Downstairs, the finished basement offers even more flexibility with a



media and recreation area, a fourth bedroom, a full bath and an additional room that can be used for a workout / gym space or a hobby room. Outside, enjoy the mature trees and lush vegetation in the established yard. Additional bonus, this home has Central AC to keep you cool all summer long! With nearby schools, parks, playgrounds, shopping, and easy access to the rest of the city, Auburn Bay is designed for families to grow, connect, and make memories year-round. This is more than just a house, itâ€™s a place where your family can enjoy all the benefits of one of Calgaryâ€™s most loved four-season lake communities.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2237624    |
| Price          | \$865,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,534       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 84 Auburn Shores Manor Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3M 0Y4                   |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                                                                |
| Parking        | Double Garage Attached                                                                           |
| # of Garages   | 2                                                                                                |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Breakfast Bar |
| Appliances        | Built-In Oven, Dishwasher, Dryer, 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          | Finished, Full                                                                                                                                           |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                         |
| Lot Description   | Back Yard, Front Yard, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 30              |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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