

**221 Auburn Shores Way SE**  
**Calgary, Alberta**
**MLS # A2215617**

**\$899,999**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,562 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Solar Panels, Shed, Garden Boxes, Doorbell Camera, Security Cameras (2), Gate at Bottom of Stairs, Shelving in Living Room

Welcome to this beautifully maintained 4 bedroom, 2.5 bathroom home with an OVERSIZED DOUBLE GARAGE and 19 SOLAR PANALS! Located walking distance to lake access and in the heart of Auburn Bay. Thoughtfully designed and filled with functional upgrades, this is a property that offers both comfort and sustainability a home you won't want to miss! As you step inside, you're welcomed by a well appointed foyer that offers a practical space for coats, shoes, and daily essentials. Moving further in, the main floor opens up into a bright and spacious kitchen and living area, the true heart of the home. The kitchen is designed for both everyday use and entertaining, featuring ample counterspace, elegant quartz countertops, a gas range and stainless steel appliances. The large island is perfect for gatherings and conversation. The open layout flows naturally into the dining area and cozy living room, creating a space that's perfect for family life and hosting guests. Just off the dining room, the backyard awaits, complete with a concrete patio, BBQ gas line and garden boxes. The backyard gets evening sun, ideal for summer evenings and weekend barbecues. A dedicated office space on the main floor adds convenience for those working or studying from home. Upstairs, you'll find a generous family room that provides the perfect setting for movie nights, game days, or quiet evenings in. Four large bedrooms, a well appointed 4 piece bathroom, and a conveniently located laundry room add to the functionality of this upper level. The spacious primary suite is a true retreat, featuring oversized windows that bring in plenty of natural light. The luxurious 5 piece ensuite includes a double vanity with quartz countertops, a deep soaker tub, and a separate glass enclosed shower, making it the ideal place to unwind. The partially finished basement offers

unlimited potential to customize the space to your lifestyle. Whether you're dreaming of a home gym, extra bedrooms, or a large entertainment area, this level provides the flexibility to bring your vision to life. Situated in the highly desirable, family-friendly community of Auburn Bay, this home is just minutes from lake access, top rated schools, popular restaurants, the Seton YMCA, movie theatres, and all major amenities. With easy access to Deerfoot Trail, commuting is simple and efficient. Don't miss this opportunity to own a beautiful, energy-conscious home in one of Calgary's most vibrant lake communities—book your private showing today!