



**468 Auburn Shores Landing SE**  
**Calgary, Alberta**

**MLS # A2175904**



**\$2,399,999**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Triple Garage Attached, Workshop in Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Beach, Lake, Landscaped, Views		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Everything is negotiable.

Nestled on the shores of Auburn Bay, this extraordinary 2,100 square foot bungalow by award-winning builder Albi Homes offers an unparalleled luxury lakefront lifestyle. The home's expansive open-concept design and 12-foot ceilings create a sense of grandeur, complemented by Farmhouse-style white oak floors and brick feature walls that lend warmth and elegance throughout. At the heart of the home lies a stunning 25-foot wide great room, offering sweeping views of the lake and anchored by a striking fireplace that invites relaxation and gatherings. The spacious primary bedroom is a serene retreat, featuring its own double-sided fireplace, which is shared with the spa-inspired ensuite. Here, luxury abounds: heated tile floors, a freestanding soaker tub, and a generous walk-in shower, along with a floating vanity adorned with marble countertops and dual sinks. An opulent dressing room with custom millwork and natural light from a dedicated window completes the suite, ensuring comfort and sophistication at every turn. The gourmet kitchen, crafted by Bow Valley Kitchens, boasts built-in WOLF appliances, a Sub Zero fridge, and a custom pantry that leads through a butler's station to the mudroom. Thoughtfully designed for modern convenience, the oversized mudroom is accessible from both the triple-car garage and the foyer, offering ample storage with floor-to-ceiling lockers, cupboards, and comfortable benches—perfect for seasonal transitions and family living. The brick wall seamlessly continues down to the basement, enhancing the vertical flow and giving the home a cohesive, unifying design element. In the basement, the continuation of the brick wall serves as a sophisticated visual connection between the two levels. The rustic charm of the brick is highlighted by ambient lighting, creating a cozy and inviting lower-level living adding over

1,800 square feet of versatile space, including two guest rooms, a family room, rec room and gym. Polished concrete floors with in-floor heating provide year-round comfort and durability, perfect for the active lake lifestyle. For serene outdoor living, the screened-in patio is ideal for hosting, with picturesque views of the lawn, lake, and private dock. Summers are filled with swimming, fishing, and paddle-boarding, while winters invite you to enjoy ice skating, hockey, tobogganing, ice fishing, and cozy lakeside gatherings. Located in a vibrant community close to premier amenities such as top-notch shopping, fitness centers, and the South Calgary Hospital, this home combines lakefront elegance with the finest in urban convenience. Experience the pinnacle of lakeside luxury with this award-winning property—where every detail is crafted for an award-winning lifestyle.