



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 AUBURN SHORES Lane, Calgary T3M 2G1**

MLS®#: **A2141159**

Area: **Auburn Bay**

Listing Date: **06/20/24**

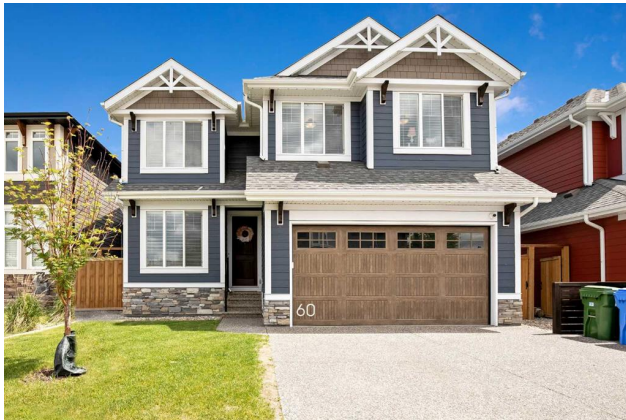
List Price: **\$1,249,000**

Status: **Active**

County: **Calgary**

Change: **-\$41k, 29-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**  
Lot Information  
Lot Sz Ar: **5,091 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,969**  
Low Sqft:  
Ttl Sqft: **2,969**

DOM

**12**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 7`6"
Dinette	Main	10`3" x 17`11"
Office	Main	8`11" x 10`5"
Mud Room	Main	9`4" x 9`7"
Bedroom	Second	11`1" x 12`11"
Bedroom	Second	9`3" x 10`11"

Room	Level	Dimensions
Kitchen	Main	9`9" x 15`6"
Dining Room	Main	10`10" x 11`11"
Nook	Main	6`0" x 6`0"
Bedroom - Primary	Second	15`5" x 17`11"
Bedroom	Second	9`3" x 12`11"
Bonus Room	Second	14`6" x 16`4"

Laundry	Second	6`2" x 8`2"	Bedroom	Lower	11`9" x 11`11"
Family Room	Lower	15`6" x 31`3"	Storage	Lower	6`1" x 6`7"
Furnace/Utility Room	Lower	11`0" x 15`6"	2pc Bathroom	Main	4`0" x 4`11"
5pc Bathroom	Second	4`11" x 10`3"	5pc Ensuite bath	Second	10`2" x 11`7"
4pc Bathroom	Lower	4`11" x 8`1"			

Legal/Tax/Financial

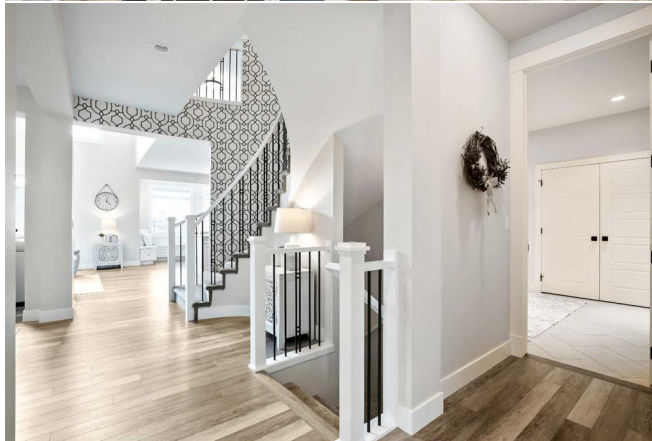
Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **1612012**

Remarks

Pub Rmks: **Welcome to year-round lake living at its finest! This modern and elegant 5-bedroom home sits on a quiet street in one of Calgary's most desirable communities, just a short 5-minute walk to Auburn Bay Lake and the beach house. This home feels like new, built in 2020 by Morrison Homes, this stunning upgraded floorplan is sure to impress. If you're looking for space, then look no further as this home offers a total of 4371 sq ft of finished living space including the professionally finished basement. The sprawling open-concept main floor features a bright clean kitchen with designer tile backsplash, shaker-style cabinetry, a 5-range gas stove top, a large central island with bar seating, quartz counters, and a breakfast nook surrounded by built-in bench seating. You will also find a formal dining room, a private main floor office, a powder room, and a mudroom that was made for family life - featuring built-in bench seating, rows of hooks, 2 closets, and walkthrough access to the kitchen and pantry for everyday convenience; which has a built-in counter/desk are perfect for an extra workspace or a coffee bar! The living room is open-to-above, meaning there are two stories of windows flooding the main floor with natural light - complete with automated window coverings when it's time to settle in. A contemporary feature wall follows you up the circular staircase to the open bonus room overlooking the living room below. Through double doors, you will find the primary suite with large windows, an oversized walk-through/walk-in closet complete with built-in shelving, and a welcoming ensuite with cheater access to the laundry room, plus a large vanity with dual sinks, a shower with full-height tile surround, and a built-in soaker tub. Three secondary bedrooms can accommodate large families, with a modern 4-pc main bathroom with double sinks. The upper-floor laundry room is accessible from both the primary suite and the opposite hallway. Downstairs, the spacious basement is equipped with a massive rec room, a 5th bedroom, and a full 4-pc bathroom. Never worry about Wi-Fi dead spots, as built-in extenders are included plus a top-of-the-line 4k camera security system! Central air conditioning and a heated garage will keep you comfortable year-round. Outside you will find a large composite upper deck enclosed for privacy with a custom pergola and natural gas BBQ line, plus a lower concrete patio. In Auburn Bay, you can enjoy more than just the beautiful lake - community walking paths, multiple playgrounds, a lovely nature pond, convenient shopping and dining, and this home is walkable to 2 Jr. High Schools and multiple elementary schools both public and Catholic.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



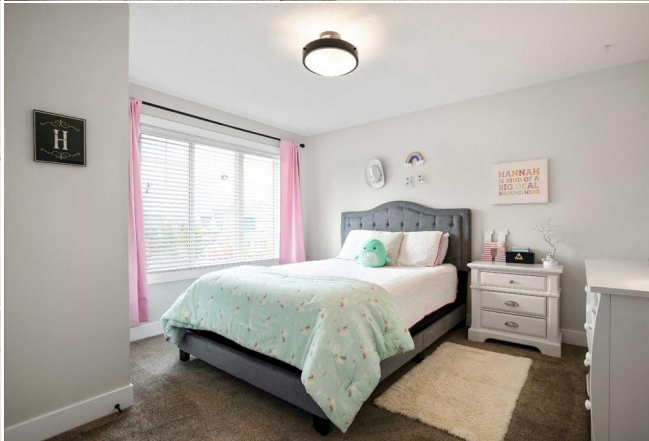




















GROSS AREA 60 Auburn Shores Lane SE - Calgary  
MAIN LEVEL: 1410.63 SqFt, UPPER LEVEL: 1552.43 SqFt  
BASEMENT: 1402.51 SqFt, GARAGE: 434.38 SqFt  
TOTAL: 2900.06 SqFt

100111 AND 100112/100113/100114/100115/100116/100117/100118/100119/100120/100121/100122/100123/100124/100125/100126/100127/100128/100129/100130/100131/100132/100133/100134/100135/100136/100137/100138/100139/100140/100141/100142/100143/100144/100145/100146/100147/100148/100149/100150/100151/100152/100153/100154/100155/100156/100157/100158/100159/100160/100161/100162/100163/100164/100165/100166/100167/100168/100169/100170/100171/100172/100173/100174/100175/100176/100177/100178/100179/100180/100181/100182/100183/100184/100185/100186/100187/100188/100189/100190/100191/100192/100193/100194/100195/100196/100197/100198/100199/100200/100201/100202/100203/100204/100205/100206/100207/100208/100209/100210/100211/100212/100213/100214/100215/100216/100217/100218/100219/100220/100221/100222/100223/100224/100225/100226/100227/100228/100229/100230/100231/100232/100233/100234/100235/100236/100237/100238/100239/100240/100241/100242/100243/100244/100245/100246/100247/100248/100249/100250/100251/100252/100253/100254/100255/100256/100257/100258/100259/100260/100261/100262/100263/100264/100265/100266/100267/100268/100269/100270/100271/100272/100273/100274/100275/100276/100277/100278/100279/100280/100281/100282/100283/100284/100285/100286/100287/100288/100289/100290/100291/100292/100293/100294/100295/100296/100297/100298/100299/100300/100301/100302/100303/100304/100305/100306/100307/100308/100309/100310/100311/100312/100313/100314/100315/100316/100317/100318/100319/100320/100321/100322/100323/100324/100325/100326/100327/100328/100329/100330/100331/100332/100333/100334/100335/100336/100337/100338/100339/100340/100341/100342/100343/100344/100345/100346/100347/100348/100349/100350/100351/100352/100353/100354/100355/100356/100357/100358/100359/100360/100361/100362/100363/100364/100365/100366/100367/100368/100369/100370/100371/100372/100373/100374/100375/100376/100377/100378/100379/100380/100381/100382/100383/100384/100385/100386/100387/100388/100389/100390/100391/100392/100393/100394/100395/100396/100397/100398/100399/100400/100401/100402/100403/100404/100405/100406/100407/100408/100409/100410/100411/100412/100413/100414/100415/100416/100417/100418/100419/100420/100421/100422/100423/100424/100425/100426/100427/100428/100429/100430/100431/100432/100433/100434/100435/100436/100437/100438/100439/100440/100441/100442/100443/100444/100445/100446/100447/100448/100449/100450/100451/100452/100453/100454/100455/100456/100457/100458/100459/100460/100461/100462/100463/100464/100465/100466/100467/100468/100469/100470/100471/100472/100473/100474/100475/100476/100477/100478/100479/100480/100481/100482/100483/100484/100485/100486/100487/100488/100489/100490/100491/100492/100493/100494/100495/100496/100497/100498/100499/100500/100501/100502/100503/100504/100505/100506/100507/100508/100509/100510/100511/100512/100513/100514/100515/100516/100517/100518/100519/100520/100521/100522/100523/100524/100525/100526/100527/100528/100529/100530/100531/100532/100533/100534/100535/100536/100537/100538/100539/100540/100541/100542/100543/100544/100545/100546/100547/100548/100549/100550/100551/100552/100553/100554/100555/100556/100557/100558/100559/100560/100561/100562/100563/100564/100565/100566/100567/100568/100569/100570/100571/100572/100573/100574/100575/100576/100577/100578/100579/100580/100581/100582/100583/100584/100585/100586/100587/100588/100589/100590/100591/100592/100593/100594/100595/100596/100597/100598/100599/100600/100601/100602/100603/100604/100605/100606/100607/100608/100609/100610/100611/100612/100613/100614/100615/100616/100617/100618/100619/100620/100621/100622/100623/100624/100625/100626/100627/100628/100629/100630/100631/100632/100633/100634/100635/100636/100637/100638/100639/100640/100641/100642/100643/100644/100645/100646/100647/100648/100649/100650/100651/100652/100653/100654/100655/100656/100657/100658/100659/100660/100661/100662/100663/100664/100665/100666/100667/100668/100669/100670/100671/100672/100673/100674/100675/100676/100677/100678/100679/100680/100681/100682/100683/100684/100685/100686/100687/100688/100689/100690/100691/100692/100693/100694/100695/100696/100697/100698/100699/100700/100701/100702/100703/100704/100705/100706/100707/100708/100709/100710/100711/100712/100713/100714/100715/100716/100717/100718/100719/100720/100721/100722/100723/100724/100725/100726/100727/100728/100729/100730/100731/100732/100733/100734/100735/100736/100737/100738/100739/100740/100741/100742/100743/100744/100745/100746/100747/100748/100749/100750/100751/100752/100753/100754/100755/100756/100757/100758/100759/100760/100761/100762/100763/100764/100765/100766/100767/100768/100769/100770/100771/100772/100773/100774/100775/100776/100777/100778/100779/100780/100781/100782/100783/100784/100785/100786/100787/100788/100789/100790/100791/100792/100793/100794/100795/100796/100797/100798/100799/100800/100801/100802/100803/100804/100805/100806/100807/100808/100809/100810/100811/100812/100813/100814/100815/100816/100817/100818/100819/100820/100821/100822/100823/100824/100825/100826/100827/100828/100829/100830/100831/100832/100833/100834/100835/100836/100837/100838/100839/100840/100841/100842/100843/100844/100845/100846/100847/100848/100849/100850/100851/100852/100853/100854/100855/100856/100857/100858/100859/100860/100861/100862/100863/100864/100865/100866/100867/100868/100869/100870/100871/100872/100873/100874/100875/100876/100877/100878/100879/100880/100881/100882/100883/100884/100885/100886/100887/100888/100889/100890/100891/100892/100893/100894/100895/100896/100897/100898/100899/100900/100901/100902/100903/100904/100905/100906/100907/100908/100909/100910/100911/100912/100913/100914/100915/100916/100917/100918/100919/100920/100921/100922/100923/100924/100925/100926/100927/100928/100929/100930/100931/100932/100933/100934/100935/100936/100937/100938/100939/100940/100941/100942/100943/100944/100945/100946/100947/100948/100949/100950/100951/100952/100953/100954/100955/100956/100957/100958/100959/100960/100961/100962/100963/100964/100965/100966/100967/100968/100969/100970/100971/100972/100973/100974/100975/100976/100977/100978/100979/100980/100981/100982/100983/100984/100985/100986/100987/100988/100989/100990/100991/100992/100993/100994/100995/100996/100997/100998/100999/101000/101001/101002/101003/101004/101005/101006/101007/101008/101009/101010/101011/101012/101013/101014/101015/101016/101017/101018/101019/101020/101021/101022/101023/101024/101025/101026/101027/101028/101029/101030/101031/101032/101033/101034/101035/101036/101037/101038/101039/101040/101041/101042/101043/101044/101045/101046/101047/101048/101049/101050/101051/101052/101053/101054/101055/101056/101057/101058/101059/101060/101061/101062/101063/101064/101065/101066/101067/101068/101069/101070/101071/101072/101073/101074/101075/101076/101077/101078/101079/101080/101081/101082/101083/101084/101085/101086/101087/101088/101089/101090/101091/101092/101093/101094/101095/101096/101097/101098/101099/101100/101101/101102/101103/101104/101105/101106/101107/101108/101109/101110/101111/101112/101113/101114/101115/101116/101117/101118/101119/101120/101121/101122/101123/101124/101125/101126/101127/101128/101129/101130/101131/101132/101133/101134/101135/101136/101137/101138/101139/101140/101141/101142/101143/101144/101145/101146/101147/101148/101149/101150/101151/101152/101153/101154/101155/101156/101157/101158/101159/101160/101161/101162/101163/101164/101165/101166/101167/101168/101169/101170/101171/101172/101173/101174/101175/101176/101177/101178/101179/101180/101181/101182/101183/101184/101185/101186/101187/101188/101189/101190/101191/101192/101193/101194/101195/101196/101197/101198/101199/101200/101201/101202/101203/101204/101205/101206/101207/101208/101209/101210/101211/101212/101213/101214/101215/101216/101217/101218/101219/101220/101221/101222/101223/101224/101225/101226/101227/101228/101229/101230/101231/101232/101233/101234/101235/101236/101237/101238/101239/101240/101241/101242/101243/101244/101245/101246/101247/101248/101249/101250/101251/101252/101253/101254/101255/101256/101257/101258/101259/101260/101261/101262/101263/101264/101265/101266/101267/101268/101269/101270/101271/101272/101273/101274/101275/101276/101277/101278/101279/101280/101281/101282/101283/101284/101285/101286/101287/101288/101289/101290/101291/101292/101293/101294/101295/101296/101297/101298/101299/101300/101301/101302/101303/101304/101305/101306/101307/101308/101309/101310/101311/101312/101313/101314/101315/101316/101317/101318/101319/101320/101321/101322/101323/101324/101325/101326/101327/101328/101329/101330/101331/101332/101333/101334/101335/101336/101337/101338/101339/101340/101341/101342/101343/101344/101345/101346/101347/101348/101349/101350/101351/101352/101353/101354/101355/101356/101357/101358/101359/101360/101361/101362/101363/101364/101365/101366/101367/101368/101369/101370/101371/101372/101373/101374/101375/101376/101377/101378/101379/101380/101381/101382/101383/101384/101385/101386/101387/101388/101389/101390/101391/101392/101393/101394/101395/101396/101397/101398/101399/101400/101401/101402/101403/101404/101405/101406/101407/101408/101409/101410/101411/101412/101413/101414/101415/101416/101417/101418/101419/101420/101421/101422/101423/101424/101425/101426/101427/101428/101429/101430/101431/101432/101433/101434/101435/101436/101437/101438/101439/101440/101441/101442/101443/101444/101445/101446/101447/101448/101449/101450/101451/101452/101453/101454/101455/101456/101457/101458/101459/101460/101461/101462/101463/101464/101465/101466/101467/101468/101469/101470/101471/101472/101473/101474/101475/101476/101477/101478/101479/101480/101481/101482/101483/101484/101485/101486/101487/101488/101489/101490/101491/101492/101493/101494/101495/101496/101497/101498/101499/101500/101501/101502/101503/101504/101505/101506/101507/101508/101509/101510/101511/101512/101513/101514/101515/101516/101517/101518/101519/101520/101521/101522/101523/101524/101525/101526/101527/101528/101529/101530/101531/101532/101533/101534/101535/101536/101537/101538/101539/101540/101541/101542/101543/101544/101545/101546/101547/101548/101549/101550/101551/101552/101553/101554/101555/101556/101557/101558/101559/101560/101561/101562/101563/101564/101565/101566/101567/101568/101569/101570/101571/101572/101573/101574/101575/101576/101577/101578/101579/101580/101581/101582/101583/101584/101585/101586/101587/101588/101589/101590/101591/101592/101593/101594/101595/101596/101597/101598/101599/101600/101601/101602/101603/101604/101605/101606/101607/101608/101609/101610/101611/101612/101613/101614/101615/101616/101617/101618/101619/101620/101621/101622/101623/101624/101625/101626/101627/101628/101629/101630/101631/101632/101633/101634/101635/101636/101637/101638/101639/101640/101641/101642/101643/101644/101645/101646/101647/101648/101649/101650/101651/101652/101653/101654/101655/101656/101657/101658/101659/101660/101661/101662/101663/101664/101665/101666/101667/101668/101669/101670/101671/101672/101673/101674/101675/101676/101677/101678/101679/101680/101681/101682/101683/101684/101685/101686/101687/101688/101689/101690/101691/101692/101693/101694/101695/101696/101697/101698/101699/101700/101701/101702/101703/101704/101705/101706/101707/101708/101709/101710/101711/101712/101713/101714/101715/101716/101717/101718/101719/101720/101721/101722/101723/101724/101725/101726/101727/101728/101729/101730/101731/101732/101733/101734/101735/101736/101737/101738/101739/101740/101741/101742/101743/101744/101745/101746/101747/101748/101749/101750/101751/101752/101753/101754/101755/101756/101757/101758/101759/101760/101761/101762/101763/101764/101765/101766/101767/101768/101769/101770/101771/101772/101773/101774/101775/10