



165 AUBURN SHORES Landing, Calgary T3M1T5

MLS®#: **A2197522** Area: **Auburn Bay** Listing Date: **03/26/25** List Price: **\$1,349,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **5,747 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,859**
 Low Sqft:
 Ttl Sqft: **2,859**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`5" x 14`0"
Breakfast Nook	Main	14`11" x 6`0"
Bonus Room	Main	6`2" x 6`0"
Den	Main	10`8" x 9`0"
Laundry	Basement	5`11" x 2`11"
Mud Room	Main	11`0" x 6`0"
Bedroom - Primary	Upper	16`1" x 13`11"

Room	Level	Dimensions
Dining Room	Main	15`1" x 12`1"
Living Room	Main	16`10" x 15`6"
Bonus Room	Upper	18`8" x 15`3"
Bonus Room	Basement	26`5" x 15`8"
Laundry	Upper	14`2" x 6`10"
Furnace/Utility Room	Basement	15`6" x 10`6"
Bedroom	Upper	11`0" x 11`0"

Bedroom
4pc Bathroom

Upper
Upper

11`10" x 10`5"
11`6" x 6`0"

2pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Main
Upper

5`6" x 5`3"
16`6" x 7`2"

Title:
Fee Simple
Legal Desc:

1211798

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 165 Auburn Shores Landing—a refined, family-focused home nestled in one of Calgary’s premier lake communities. With 5 bedrooms and 5 bathrooms (2 of each ready for your finishing touch in the basement), this property is designed to evolve with your family’s needs, offering both move-in comfort and future potential. Step inside and immediately feel the openness of the main floor, where the large kitchen, dining, and living spaces come together. The kitchen is equipped with stainless steel appliances, abundant cabinetry, a generous island with breakfast bar seating, and sleek countertops. Just off the kitchen, the living room invites you to unwind beside the fireplace, where oversized windows frame the private backyard and fill the space with natural light. Upstairs, you’ll find a bright, versatile sitting area ideal for movie nights or a play space, enhanced by recessed lighting for a modern touch. Three well-sized bedrooms are located on this upper level, including a spacious primary suite featuring a walk-in closet and a stunning 5-piece ensuite with double sinks, a soaking tub, and a glass-enclosed shower—all set against elegant marble flooring. Downstairs, the unfinished basement offers two additional bedrooms and bathrooms already framed, giving you the freedom to customize or expand as needed. In the private backyard, enjoy the best of low-maintenance outdoor living. The large, fully fenced yard includes a deck, patio, and direct access to scenic walking paths—perfect for morning strolls or weekend adventures. Additional highlights include durable flooring throughout, an attached double garage, and a beautifully landscaped front yard that enhances curb appeal year-round. Located minutes from Auburn Bay Lake, schools, playgrounds, and convenient shopping, this home checks every box for families looking to settle in a vibrant, connected community. Don’t miss your chance to experience everything this exceptional home has to offer—schedule your private showing today!

Inclusions:
Property Listed By:

None
Coldwell Banker Mountain Central

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













