



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**153 AUBURN SHORES Landing, Calgary T3M 1T5**

MLS®#: **A2201439**      Area: **Auburn Bay**      Listing Date: **03/14/25**      List Price: **\$1,380,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,855 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,884**  
 Low Sqft:  
 Ttl Sqft: **2,884**

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Close to Clubhouse,Cul-De-Sac,Level,No Neighbours Behind,Private,See Remarks,Treeed**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Insulated**

Utilities and Features

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

Construction: **Cement Fiber Board,Mixed,Stone**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Window Coverings**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**  
 Legal Desc: **1211798**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this stunning 4 bed/3.5 bath 2 storey home on a quiet cul de sac, w/2 lake access points; two homes down a path to a semi private dock for only 18 homes & a quick walk to the beach club & lake in the highly desirable community of Auburn Bay! This spacious home features custom upgrades throughout, ready for you to just move in! Entering the home, you'll appreciate the exterior Gemstone lighting, 9' ceilings, wide plank engineered hardwood, & large office w/barn doors for privacy. The open concept main floor is flooded with light from the entire back wall of large windows overlooking the private backyard. The exceptional gourmet kitchen, featuring extensive custom warm white cabinetry, a huge warm wood island w/seating for 4, gorgeous granite counter tops, Brigade fridge, double wall ovens, 6 burner gas cooktop, Jenn Air dishwasher, pot filler and butler's pantry complete w/wine fridge & built in microwave. The large dining area can easily seat an 8-10 people, perfect for large family gatherings. The spacious living room features ample seating space & a stunning gas fireplace with beautiful stonework, wood mantle, & TV hidden behind barn doors. The powder room & large mudroom w/built in seating & storage complete the main floor. Outside, you'll find a peaceful backyard with large exposed aggregate patio, wood privacy screens, rustic stone wood burning fireplace & large hot tub, perfect for al fresco dinners & enjoying warm evenings. Beyond the lovely gardens & trees is your back gate out to a walkway, just two houses down to your semi private dock! Upstairs you'll find your primary bedroom sanctuary with large windows overlooking the backyard, 9' tray ceiling and spectacular spa like 5 pc ensuite, featuring separate vanities w/gorgeous granite tops, soaker tub w/elegant chandelier & transom window, and huge shower. From there you'll find the large walk in closet w/custom built ins and access to the large laundry room w/plenty of storage, making laundry a breeze. There are two additional large bedrooms & a 5pc bath, perfect for kids of any age. Completing the upper floor is the huge bonus room with large windows and built in window benches. The lower level (developed by the builder), features more 9' ceilings, & the exceptional recreation room is an entertainer's dream, with heated engineered hardwood floors, large wet bar featuring plenty of cabinetry & storage, a perfect area for a pool table, a custom eat up island and large movie area with a custom tray wood ceiling treatment. A large 4th bedroom w/Murphy bed & a 3pc bath complete the lower level. The beach club is down the block, w/pickle ball courts, beach & 43 acre lake, for all the lake fun you can imagine! The community features a 13 acre park, dog park, pond, pathways throughout, basketball & volleyball courts. Schools & shopping are just a few min away, as well as the South Calgary Health Campus & easy access to Deerfoot Tr & Stoney Tr. This stunning home will not last; book your showing today!**

Inclusions: **TV Wall Mounts x 5, hot tub, Outdoor Fireplace, Murphy Bed in Lower Bedroom, Wine Fridge, Exterior Gemstone lighting, Refrigerator & Freezer in utility room**

Property Listed By: **eXp Realty**

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





















