

# \$1,349,900 - 165 Auburn Shores Landing Se, Calgary

MLS® #A2197522

**\$1,349,900**

3 Bedroom, 3.00 Bathroom, 2,860 sqft

Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

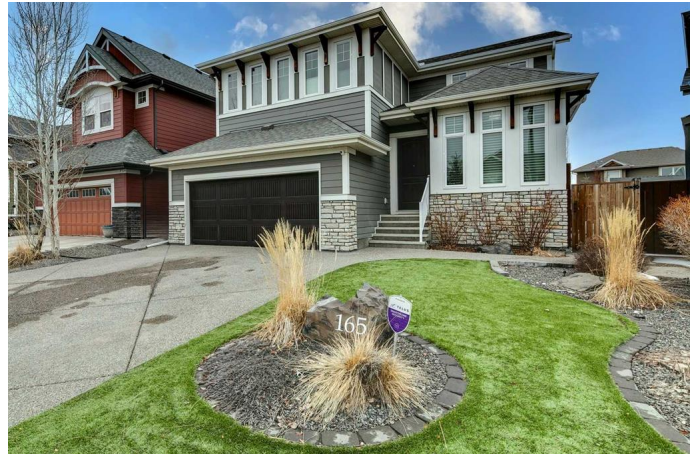
Welcome to 165 Auburn Shores Landing—a refined, family-focused home nestled in one of Calgary’s premier lake communities. With 5 bedrooms and 5 bathrooms (2 of each ready for your finishing touch in the basement), this property is designed to evolve with your family’s needs, offering both move-in comfort 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 pathsâ€”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 offerâ€”schedule your private showing today!

Built in 2015

**Essential Information**

MLS® #	A2197522
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,860
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	165 Auburn Shores Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M1T5

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Double Oven, Gas Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Partially Finished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 26th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Coldwell Banker Mountain Central
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