

# \$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, Soaking Tub, Stone Counters, Walk-In Closet(s), Recessed Lighting  
Appliances Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Double Oven  
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, Partially Finished, Unfinished

### 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 6  
Zoning R-G  
HOA Fees 699  
HOA Fees Freq. ANN

### Listing Details

Listing Office Coldwell Banker Mountain Central

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.