



# 165 Auburn Shores Landing Calgary Alberta

\$1,349,900

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 m...

Bonus Room 26.42 Ft x 15.67 Ft

Laundry room 5.92 Ft x 2.92 Ft

Furnace 15.50 Ft x 10.50 Ft

Kitchen 17.42 Ft x 14.00 Ft

Dining room 15.08 Ft x 12.08 Ft

Breakfast 14.92 Ft x 6.00 Ft

Other 11.00 Ft x 6.00 Ft

2pc Bathroom 5.50 Ft x 5.25 Ft

Bonus Room 18.67 Ft x 15.25 Ft

Laundry room 14.17 Ft x 6.83 Ft

Primary Bedroom 16.08 Ft x 13.92 Ft

Bedroom 11.00 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central



See

**Mirror**

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Living room 16.83 Ft x 15.50 Ft

Bonus Room 6.17 Ft x 6.00 Ft

Den 10.67 Ft x 9.00 Ft

Bedroom 11.83 Ft x 10.42 Ft

4pc Bathroom 11.50 Ft x 6.00 Ft

5pc Bathroom 16.50 Ft x 7.17 Ft