

\$1,088,000 - 123 Auburn Sound Circle Se, Calgary

MLS® #A2094382

\$1,088,000

4 Bedroom, 4.00 Bathroom, 2,870 sqft

Residential on 0.17 Acres

Auburn Bay, Calgary, Alberta

If you are looking for a home that checks ALL the boxes, look no further! This perfectly located home in a prime cul de sac location has it all! Starting outside with a triple garage and room to park 6 vehicles and that is just the beginning - let's go inside! As you enter there is a large main floor private office area that is perfect for the stay at home workers, across from that you have a gourmet kitchen with TONS of gorgeous cabinetry, a huge island, gas cooktop, wall oven, walk through pantry, upgraded appliances and granite countertops! Adjacent to the kitchen is a large dining area and a cozy living room with a gas fireplace (all with views of the pathway behind the house!) The main floor is completed with access to the upper level deck that just got redone, a mudroom and a half bathroom for your guests! Upstairs features a sun drenched bonus room that faces out towards the quiet cul de sac, a large upper level laundry room, primary bedroom with a full 5 piece ensuite bathroom, huge walk in closet and a balcony to enjoy the quietness and the views of the pathway and school field. There are also 2 additional large bedrooms and a full bathroom upstairs for the kids! The lower level is completely finished and is set up for entertaining your guests perfectly with an amazing bar with a wine/beverage fridge and a keg fridge! Radiant infloor heat, a home theatre set up complete with projector, speakers and a door that leads you out to a similar outdoor set up with screen, tv and speakers to enjoy movies and entertain people



on those warm summer nights! There is a 4th bedroom and a beautiful bathroom as well as a wine room and plenty of storage downstairs as well! (I told you this house has it ALL!) Outside in addition to the theatre/BBQ area there is new concrete sidewalks, loads of trees for maximum privacy, access to the pathway system behind the house that leads you to multiple schools, parks, playgrounds, ponds and more! a side are with a second deck and room to park a boat or whatever toys don't fit into the garage or there is lots of room for a trampoline or a swing set too. The garage is a heated, insulated TRIPLE garage with storage, floor drain, hot and cold water taps that is perfect for a shop or just having that extra room for your stuff! There is so much to enjoy about this home, it's location, the amazing community that features one of the best man made lakes in Calgary, the hospital, YMCA, so many restaurants, pubs, shopping, transit and the list just keeps on going! Don't miss this home, it's a beauty! (and the owners say they have the best block parties around every summer and there are lots of great families and kids around for you to get to know!)

Built in 2012

Essential Information

MLS® #	A2094382
Price	\$1,088,000
Sold Price	\$1,071,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,870
Acres	0.17
Year Built	2012
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	123 Auburn Sound Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R8

Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Outdoor Grill, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Greenbelt, Landscaped, Pie Shaped Lot, Private, Sloped, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2023
Date Sold	November 28th, 2023
Days on Market	8
Zoning	R-1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
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