

\$895,000 - 87 Auburn Sound View Se, Calgary

MLS® #A2102278

\$895,000

4 Bedroom, 4.00 Bathroom, 2,526 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Includes 5k allowance for upgrades of your choice!!! This magnificent two-story family abode, boasting an expansive layout, comes with 4 lavish bedrooms, 3.5 exquisite baths, and an extra spacious kitchen where you can delight in entertaining your loved ones. The kitchen is adorned with a gleaming stainless steel appliance package, elegant cabinetry, a contemporary tile backsplash, luxurious quartz counters, and a convenient walk-in pantry that adds a touch of practicality to the home. The grand dining room, adjacent to the living area, seamlessly transitions into the cozy living space, where the atmosphere is elevated by the openness of the floorplan and a captivating fireplace, creating the perfect setting for both intimate gatherings and lively soirées.

Ascend to the second floor, where a comfortable bonus room, a full bath, and three generously proportioned bedrooms await. The primary suite is a tranquil sanctuary, boasting a generously sized walk-in closet and a 5pc ensuite bathroom featuring a deep soaker tub, an oversized fully tiled shower with elegant glass doors, and dual sinks. The fully finished basement boasts a game room and a studio with a unique vertical rolling door that closes behind barn doors. Step outside and be greeted by a sprawling deck and a spacious patio, providing the perfect spot to relax. Beyond the walls of this breathtaking home lies a vibrant community that enhances every facet of your lifestyle. Indulge in four-season activities around a picturesque lake, perfect for



winter ice skating, springtime strolls around the enchanting ponds, summer swims or boating excursions on the lake, and admiring the vibrant fall colors. With five nearby schools ensuring convenience for families and an array of shops and restaurants in close proximity, this is truly a place where every day presents opportunities to create cherished memories. Built in the estate area by Albi estate homes.

Built in 2006

Essential Information

MLS® #	A2102278
Price	\$895,000
Sold Price	\$874,250
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,526
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	87 Auburn Sound View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0C9

Amenities

Amenities	Beach Access
Parking Spaces	4

Parking	Double Garage Attached
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Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 12th, 2024
Days on Market	54
Zoning	R-1
HOA Fees	497.30
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Arteam Realty
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