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

MLS® #A2102278

\$895,000

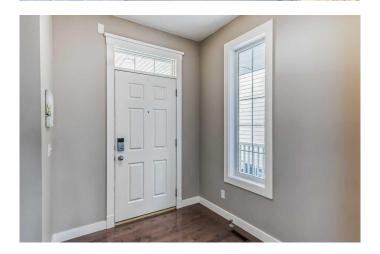
4 Bedroom, 4.00 Bathroom, 2,526 sqft Residential on 0.12 Acres

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

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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