

# \$939,000 - 133 Auburn Sound Close Se, Calgary

MLS® #A2122696

**\$939,000**

3 Bedroom, 3.00 Bathroom, 2,790 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE CANCELLED now C/S -  
Stunning Auburn Bay "Lake Community"  
custom built Morrison Home over 2,790 + sq.  
ft. 2 storey Original Owners, Built in  
2016, Hardwood throughout main with tile  
flooring in entry, this beautiful open plan  
boasts 20 ft. floor to ceiling windows in the  
great room, Loads of natural light flows  
through this home, Gas fireplace which is  
viewed from all rooms, spacious dining area,  
Chefs kitchen, light granite counter tops +  
large island , pantry and all bathrooms,  
upgraded stainless appliances, w/ 5 burner  
gas cook top, (Dacor) w/ stainless chimney  
hood fan, stunning tiled backsplash, oven and  
microwave built in, 2 drawer dishwasher,  
Reverse osmosis water system, Walk thru  
butler pantry w/ granite counter top, loads of  
room for large Costco items and spices,  
adjoining den or 4th bedroom on main, great  
for Grandma located next to the 3pc bath  
w/shower + granite counter top. Mudroom  
w/bench + closet off garage. Glass panels on  
composite deck and stairs to East facing yard  
w/ aggregate patio, fenced. and irrigation front  
+ back. Upper staircase open with stunning  
railings to Large bonus room open to lower  
level, -Media entertainment built in ceiling  
speakers on both main and in bonus room.  
Primary room w/Spa ensuite , soaker tub, dual  
sinks, granite counter tops, walk in tiled  
shower and seat. Walkthrough large closet to  
laundry room with sink and loads of storage. 2  
other good size bedrooms and light grey



carpet throughout. 4pc main bath has a dramatic skylight allows for lots of light. 9 Ft. ceilings on main and upper floor, Water softener included, Hardy board exterior, Oversized double attached garage( 20.9x23.5.) Shows extremely well. Lower level has a great layout including large sunshine windows, awaits your design 1 ,3,21 sq. ft. floor plan. Desirable Auburn Bay, All year round activities, with Community Center. Swimming, boating, skating ,etc. Close to many family activities, restaurants, movie theatres, South Hospital, Brookfield Rec center, and more. Walk to new elementary school ( 2-3 mins walk from the home ,very safe for children). Great Opportunity and Value with Excellent Location.

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2122696    |
| Price          | \$939,000   |
| Sold Price     | \$940,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,790       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 133 Auburn Sound Close Se |
| Subdivision | Auburn Bay                |
| City        | Calgary                   |
| County      | Calgary                   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 2G4 |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Party Room, Picnic Area |
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Driveway, Insulated               |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator                               |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Great Room, Tile                                                                            |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other                             |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Composite Siding, Stone           |
| Foundation        | Poured Concrete                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 25th, 2024 |
| Days on Market | 7                |
| Zoning         | R-1              |
| HOA Fees       | 493.85           |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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