

\$1,198,000 - 55 Auburn Sound Manor Se, Calgary

MLS® #A2130042

\$1,198,000

4 Bedroom, 4.00 Bathroom, 2,691 sqft

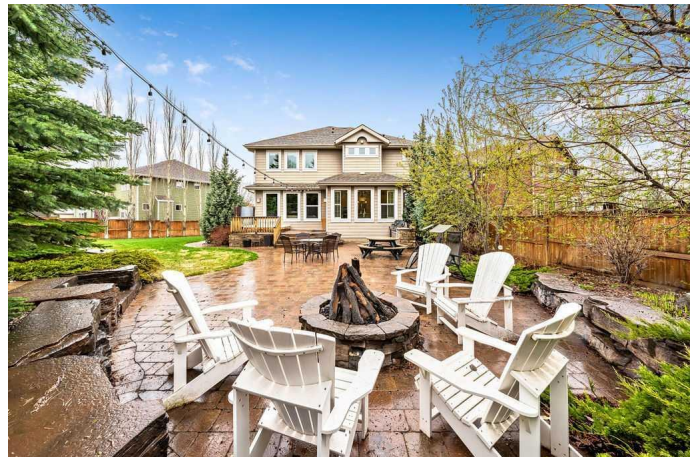
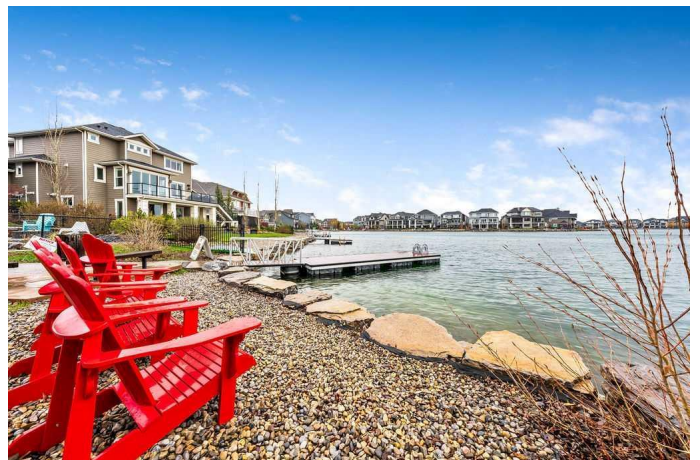
Residential on 0.23 Acres

Auburn Bay, Calgary, Alberta

Before we step inside, let's talk about the gorgeous landscaping and the HUGE YARD! With almost 11,000 square feet of lot size, your kids won't want to go to the park!

Imagine entertaining friends and family on the extensive patio with built in BBQ & gas fire pit, surrounded by trees and lit with strings of patio lights; simply enchanting! Through the gate, you are just steps from the lake and your semi-private dock.

Inside the front door, you are welcomed by a spacious foyer and a front den setting the stage for the bright and inviting main living space. Bathed in natural light from numerous oversized east-facing windows, the living room features a custom stone gas fireplace, complemented by maple hardwood flooring and designer window shutters. The gourmet kitchen has floor-to-ceiling cabinets, upgraded stainless steel appliances, numerous sets of deep drawers, granite countertops, and an oversized centre island with sink, dishwasher, built in microwave and seating for casual entertaining. Adjacent to the kitchen lies the dining area, offering views of the backyard oasis through expansive windows and French door access to a built-in saltwater hot tub. Completing the main level are a convenient powder room, pantry, and a spacious mudroom providing seamless access to the double attached garage, featuring epoxy floors and ample storage solutions.



On the second level you will find the master suite, with tray ceiling and lake vistas, an ensuite boasting dual vanities, a sizeable tiled shower, a freestanding soaker tub and separate W/C. A walk-through closet with custom storage leads to the laundry room, which also is accessible from the main bathroom; such a practical layout for a busy family! Two additional bedrooms and a bonus room perfect for movie nights or watching the big game complete this level, while central air ensures comfort on hot summer days and nights.

The fully finished basement offers a sprawling family area, a supplementary bedroom, a full bath, and storage, providing ample space for overnight guests and family recreation.

Start living the lake community lifestyle this summer—schedule your private showing today and seize the opportunity to call this magnificent residence your own!

Built in 2008

Essential Information

MLS® #	A2130042
Price	\$1,198,000
Sold Price	\$1,260,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,691
Acres	0.23
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	55 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G5

Amenities

Amenities	Beach Access, Boating, Park, Playground, Recreation Facilities
Parking Spaces	6
Parking	Double Garage Attached, Front Drive, Insulated, Oversized
Waterfront	Lake Access

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Fire Pit, Lighting, Private Yard
Lot Description	Lawn, Landscaped, Square Shaped Lot, Underground Sprinklers, Yard Lights, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 10th, 2024

Days on Market	1
Zoning	R-1
HOA Fees	679.06
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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