

\$1,248,000 - 183 Auburn Sound Manor Se, Calgary

MLS® #A2132171

\$1,248,000

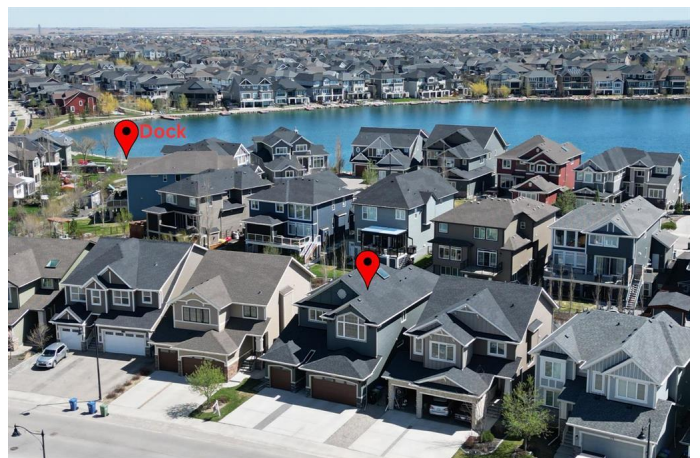
4 Bedroom, 4.00 Bathroom, 2,865 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this luxurious 5 bedroom, 3.5 bathroom home, spanning over 4000 square feet and a true masterpiece. Located in the highly sought-after, family-oriented community of Auburn Bay, this home offers access to a private shared dock on the lake, enhancing its prime location! The split triple garage features IN-SLAB heating and a private dog wash, ideal for pet lovers. Gemstone exterior lighting and MOTORIZED Hunter Douglas blinds ALL throughout the home adds a touch of elegance to the entire house. With two furnaces and air conditioning, comfort is assured year-round. The Kinetico water softener with a reverse osmosis water filter system ensures pristine water quality. The backyard has an irrigation system and gorgeous patio with pergola backing onto a walking path directly to Auburn Bay Lake, creating an outdoor oasis. This exquisite home is situated in a prime location, within walking distance to a private dock on the lake AND a secluded green space for summer relaxation.

The main floor features 10-foot ceilings, an office, THREE mudrooms, and engineered hardwood flooring. The chef's dream kitchen boasts QUARTZITE countertops, soft-close cabinets, Bosch appliances including a convection oven, separate steam oven, a walk-in pantry, and a featured pot filler. A PROFESSIONALLY designed sunroom off the dining room provides a perfect year-round retreat. The elegant open riser staircase leads to a bright and airy bonus room



with a high vaulted ceiling. Upstairs, you'll find two additional bedrooms and a magnificent primary bedroom with 9-foot ceilings as well. The primary bedroom includes a den full of opportunity, double-sided fireplace, and a HUGE walk-in closet with a custom California Closet organizer. The luxurious ensuite is a sanctuary, featuring a double vanity, jetted tub, STEAM SHOWER, and ceiling-high tiles. The basement is equipped with a professional gym, spare bedroom, large rec room, wet bar, and in-slab heating throughout. This exceptional property offers everything you could desire, with its location being a standout feature. A short walk to the lake with private green space and dock access makes this home a must-see! *Check out the virtual tour*

Built in 2015

Essential Information

MLS® #	A2132171
Price	\$1,248,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,865
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	183 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3M 0N4

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	6
Parking	Driveway, Heated Garage, Triple Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Microwave, Oven-Built-In, Refrigerator, Washer
Heating	In Floor, Forced Air, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	June 2nd, 2024
Days on Market	19
Zoning	R-1
HOA Fees	682.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
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