

\$1,300,000 - 36 Auburn Sound Court Se, Calgary

MLS® #A2147860

\$1,300,000

4 Bedroom, 4.00 Bathroom, 2,799 sqft

Residential on 0.21 Acres

Auburn Bay, Calgary, Alberta

Fantastic open concept custom Morrison built home with a fully finished walkout basement on an enormous pie lot backing onto a serene pond. This beautiful home has large stone features to the front of the house to welcome you home. Your family and guests will enjoy the soaring vaulted ceilings in the great room and expansive windows which capture the amazing & majestic view of the pond. Large dinners are not a problem prepared in the oversized chef's kitchen and can be eaten in the large breakfast nook or formal dining room.

Make your way to the upper level to a bright and spacious bonus room perfect for movie nights or a play area for kids. The primary suite is a peaceful sanctuary with stunning views, boasting a generously sized walk-in closet and an ensuite that epitomizes luxury—a deep jetted soaker tub, an oversized fully tiled shower with glass doors, dual sinks, and a private water closet. The other two good sized bedrooms share the main bath. Head down to the finished walk out basement, where you will find a fabulous space for entertainment.....boasting a wet bar, pool table area, gym, 4th bedroom and 4th bathroom. The oversized backyard is spectacular and has ample room for a trampoline, pool, hockey rink, etc. The dedicated fire pit area is perfect for our summer nights. This gem has A/C and was recently freshly painted in many areas and is move in ready. The lake living lifestyle in Auburn Bay is worth living and is



complimented by 3 CBE schools and 2 catholic schools. The quiet cul-de-sac location, stunning features and amazing views should put this home on the top of your list.

Built in 2008

Essential Information

MLS® #	A2147860
Price	\$1,300,000
Sold Price	\$1,370,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,799
Acres	0.21
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Auburn Sound Court Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0G5

Amenities

Amenities	Beach Access, Boating, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener

Interior

Interior Features	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, No Neighbours Behind, Pie Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2024
Date Sold	July 10th, 2024
Days on Market	2
Zoning	R-1
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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