

\$985,000 - 202 Auburn Sound Manor Se, Calgary

MLS® #A2162014

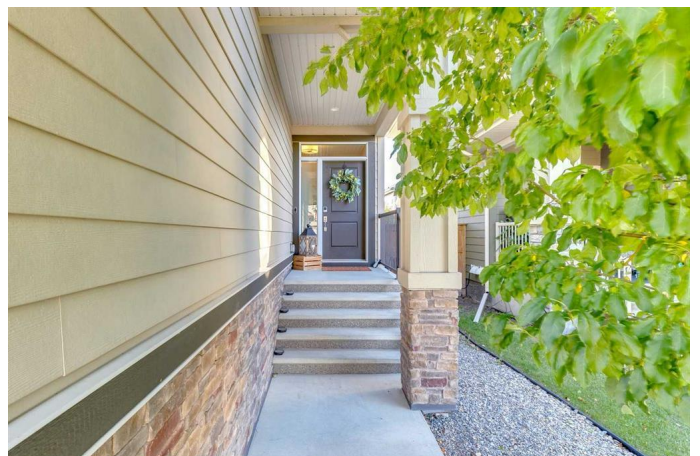
\$985,000

4 Bedroom, 4.00 Bathroom, 2,484 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome to this luxurious 4 bedroom, 3.5 bathroom home, spanning over 3500sqft in living space! Located in the highly sought-after, family-oriented community of Auburn Bay, this home offers access to the lake, enhancing its prime location! Led exterior lights, split triple garage, and Hunter Douglas blinds throughout the home add a touch of elegance to the entire house. With dual furnaces, a 75 Us-Gallon hot water tank, humidifier and water softener system, it will ensure to enhance your comfort of living! The deck will lead you a beautiful green-spaced backyard. This exquisite home is situated in a prime location, within walking distance to the lake AND a secluded green space for summer relaxation. The main floor features 9-foot ceiling, office, spacious living room and mudroom. The chef's dream kitchen features a walk-in pantry, granite countertops, gas stove, and stainless appliances. Living room has a fireplace with mantel; bright and spacious dining room will sure to bring in lots of natural sunlight! Main floor completes with a half bathroom, mud room, and engineered hardwood floor all throughout! Upstairs features a large luxurious master-bedroom with a 5 pc ensuite (dual vanities), and walk-in closet. The bonus room offers more space for gatherings! Both the master bedroom and the bonus room have upgraded designer lighting fixtures. The additional spacious two bedrooms share a full 4pc bathroom. Downstairs in the basement, you'll find an additional bedroom, a full



4pc-bathroom, and a large family room that can be used for a gym or a recreational area, perfect for having cozy movie nights. Other features such as security alarm, triple pane windows, hardie board sidings, and central vaccum. This home is truely a gem that you can't miss! Come and experience this treasure today!

Built in 2014

Essential Information

MLS® #	A2162014
Price	\$985,000
Sold Price	\$985,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,484
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	202 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0N4

Amenities

Amenities	Beach Access, Picnic Area, Playground
Parking Spaces	6
Parking	Front Drive, Garage Door Opener, Insulated, Oversized, Triple Garage

Attached

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 20th, 2024
Days on Market	11
Zoning	R-1
HOA Fees	493.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
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