

# \$1,199,900 - 107 Auburn Sound Manor Se, Calgary

MLS® #A2163232

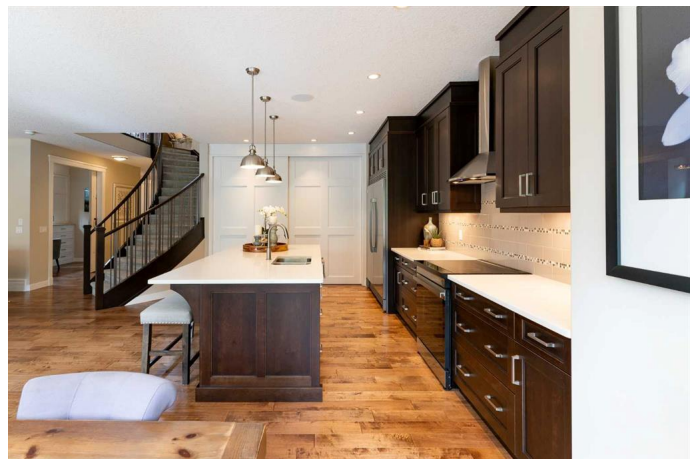
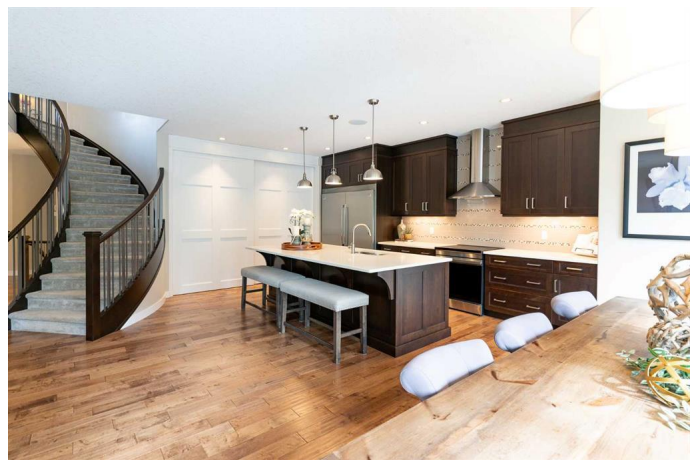
**\$1,199,900**

3 Bedroom, 4.00 Bathroom, 2,504 sqft

Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

Executive living in Auburn Bay! This lake access property has a direct & private pathway to the lake only steps from your back yard. 4 season lake living from hot summer nights to skating in the winter. This original owner home has over 3500 square feet of development and is move in ready. The open floor plan is sure to impress with 9 foot ceilings, main floor office with custom built ins, sliding pine barn door, & butcher block counters. This chefs dream kitchen has beautiful quartz counters, 9 foot island, full stainless steel appliances including an induction cooktop and 64 inch wide full sized freezer and fridge, and a custom built 10 foot wide pantry with sliding doors. The kitchen is open to the large 17 foot wide dining area big enough for all the holiday dinner parties. This space also includes a cozy fireplace in the living room and a ton of natural light coming in the south facing backyard. The mud room is an amazing space for all your storage needs right off the garage door. A 2 piece bathroom completes this level. Step outside to the covered patio with walnut plank ceiling to be enjoyed rain or shine. The lush backyard features a slate flagstone fire pit area with natural gas hookup. The elegant curved staircase with metal spindles leads you to the second level. Upstairs you will find the king sized primary bedroom with a spacious 5 piece ensuite bathroom with separate double vanities, & luxurious free standing soaker tub lit with a chandelier. The beautiful shower has 10mm frameless glass door. The ensuite leads



directly into the walk in closet & through to the laundry room. This space has built in cabinets and wood counter. There are two generously sized bedrooms each naturally lit with 7 foot wide windows, and an additional 4 piece bathroom and bonus room to complete this level. The basement is fully developed with a large family and games room. The massive fireplace is custom built with marble stacked stone & maple surround. Projector is discretely positioned in the bulkhead and the screen retracts into ceiling for a clean look when not in use. There is plumbing roughed in behind the wall under the TV in the games room for a future wet bar. The brand new bathroom was just professionally completed with porcelain tile and 10mm sliding glass door. A very large exercise room with egress window and smoke detector allow for conversion to a bedroom if preferred. Motorized exterior shades plus air conditioning keep this house cool in the summer while keeping electricity costs low. This home has an almost 60 foot wide lot for the huge FOUR BAY GARAGE, allowing parking for 3 cars plus an additional 14 foot storage bay. This area would be great for wood working, garden storage, or motorcycle parking without using any of the three car spaces! Four 4x8 storage lofts allow space for all of your seasonal belongings. Finishing off this dream garage is hot and cold hose spigots and porcelain tiled dog shower.

Built in 2013

### **Essential Information**

MLS® #	A2163232
Price	\$1,199,900
Sold Price	\$1,161,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,504
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	107 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G6

### Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Dog Run, Garden, Private Yard
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Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2024
Date Sold	October 22nd, 2024
Days on Market	47
Zoning	R-1
HOA Fees	679.06
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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