\$1,249,000 - 94 Auburn Sound Manor Se, Calgary

MLS® #A2212985

\$1,249,000

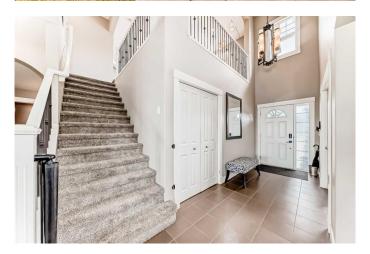
5 Bedroom, 4.00 Bathroom, 2,721 sqft Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Welcome to our beautiful family home! Lake access! This 5 bedroom, 4 bathroom Morrison Estate home is situated on one of the most desired lots in Auburn Bay. The corner lot with the west facing backyard has the most spectacular mountain, pond and walking path views year round. From the 20 foot foyer ceilings to the floor to ceiling kitchen cabinets, this open concept house will not disappoint. The main floor is an amazing place to entertain or spend time with the family. Whether it be in the kitchen (granite countertops, stainless steal appliances and large eating area) or massive living room and formal dining room. The flex/den gives you the ability to work comfortably from home or to have an additional sitting area. Outside on the large deck is arguably the best part of the house. You will enjoy some of the most fantastic sunsets of your life. The unobstructed VIEWS and well manicured lawn (winter lawn still in effect) will make this a staple in your home 3 out of 4 season. Head upstairs and the first thing you will notice is the custom wrought iron railing. The second floor has a dream master bedroom - huge walk-in closet, 5 piece ensuite with soaker tub and enough room for your own private living area... and did I mention the views?! The upstairs bonus room is a great place to hangout with the second fireplace and open wall design. The basement includes a full, inspected illegal suite with a good size eating area, living space and another 4 piece bathroom. Both lower bedrooms are enormous







giving you tons of flexibility. A separate entrance laundry room allows easy access to the lower patio and backyard. Seconds away from walking paths and minutes away from Auburn Bay Lake, schools, shops, restaurants and transit. We hope the next family will love this house and private lake life as much as we do!

Built in 2011

Essential Information

MLS® # A2212985 Price \$1,249,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,721 Acres 0.15 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 94 Auburn Sound Manor Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0R6

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity,

French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Jetted Tub, Low Flow

Plumbing Fixtures, Smart Home

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven,

Garage Control(s), Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Gas Oven

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas, Great Room

Has Basement Yes

Basement Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Dog Run, Lighting, Storage, Awning(s)

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot,

Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street

Lighting, Underground Sprinklers, Yard Drainage

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 11

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

Listing Details

Listing Office Real Broker

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