

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

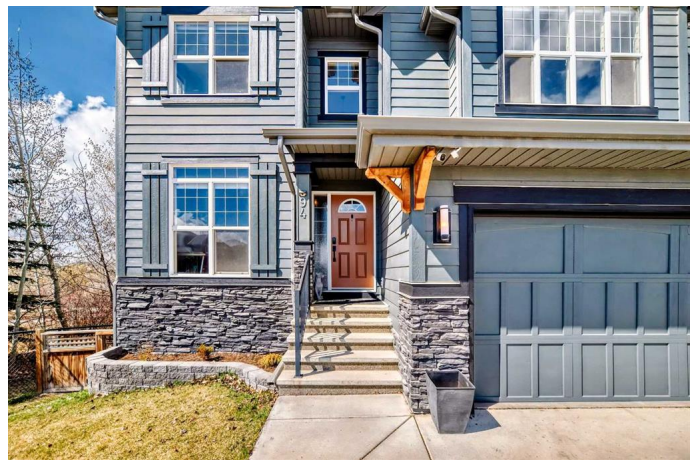
MLS® #A2212985

\$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! 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 steel 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 sunrises/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 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, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, French Door, Low Flow Plumbing Fixtures, Smart Home, Wired for Sound |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven, 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, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Dog Run Fenced In, No Neighbours Behind, 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 | 2 |
| Zoning | R-G |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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