# \$999,999 - 7 Auburn Sound Manor Se, Calgary

MLS® #A2200211

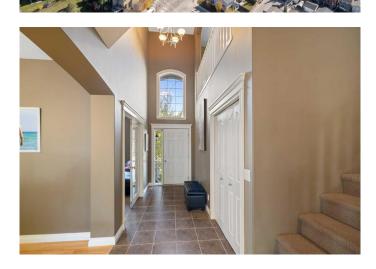
#### \$999,999

4 Bedroom, 4.00 Bathroom, 2,689 sqft Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

This lake access property has a direct & private pathway to the lake only steps from your back yard! Welcome to this Former Show Home with 3800 sq ft of luxury living, a desirable open plan two storey design, by 9 time builder of the year Morrison Homes, in the impressive & desirable, family friendly lake community of Auburn Bay. Featuring a total of 4 large bedrooms, 3.5 bathrooms with a fully finished basement & central A/C. Upon entering, you are impressed by the contemporary and open floor plan with 9 foot ceilings, solid hardwood maple floors and bathed in natural light from large south facing windows. The two storey foyer opens to a spacious den with two beveled glass French doors. The fully open main living area reveals an entertaining sized dining area open to the spectacular great room with extra high and wide windows overlooking the rear yard. Enjoy your conversations in front of the soothing gas fireplace. The stunning chef inspired gourmet kitchen is a culinary dream, offering an extraordinary amount of cabinets, granite counters, an immense amount of counter space, an oversized two level island and walk through pantry. The nook area will accommodate every size family and the wall of windows spanning the back of the home provides a fantastic feeling of space and tranquility with access to the gorgeous sunny south facing, fully fenced yard with direct private access to the Lake and a shared dock, all offering 4 season lake living from hot





summer nights to skating in the winter! Upstairs you will find a spectacular bonus room with a massive wall of windows showering the area with natural light, a grand primary suite with double French door entry, a wall of windows, a huge walk-in closet, a sitting area, a relaxing 5 piece ensuite with deep jetted tub, separate oversized shower, double vanity with granite counter. Â Two generously sized bedrooms both with windows on two walls, an oversized laundry room, and a convenient 4-piece bathroom complete this level. The fully developed basement offers exceptional additional living space, including a spacious 4th bedroom, full bathroom, massive recreation and gym area plus loads of storage. Basement also offers Raydon mitigation. Step outside into your private south and west facing backyard oasis, exceptionally landscaped creating an outdoor paradise with its large deck and stone patio, lush trees. The double attached insulated and drywalled garage is perfect for a workshop or future car lift. Living in Auburn Bay means enjoying a lakeside lifestyle with year round amenities: an expansive beach, a spray park, recreation facility, tennis courts, fishing, water sports, and skating. Everything you need is just minutes away, from shops and cafes to professional services. A combination of a premium Lake access location, excellent layout, and beautiful finishes is unlike anything you will find in the area. Don't miss this unique opportunity to experience cottage-style vacation living in the city. Your oasis awaits!

Built in 2007

#### **Essential Information**

MLS® #	A2200211
Price	\$999,999
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,689
Acres	0.14
Year Built	2007
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

# **Community Information**

Address	7 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E4

# Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Racquet Courts,
	Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached
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# of Garages 2

# Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Jetted Tub		
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),		
	Microwave, Range Hood, Refrigerator, Washer/Dryer, Window		
	Coverings		
Heating	Forced Air		
Cooling	Central Air		
Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Gas		
Has Basement	Yes		
Basement	Finished, Full		

## Exterior

Exterior Features	None
Lot Description	Landscaped, Corner Lot, Lake, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office Royal LePage Benchmark

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