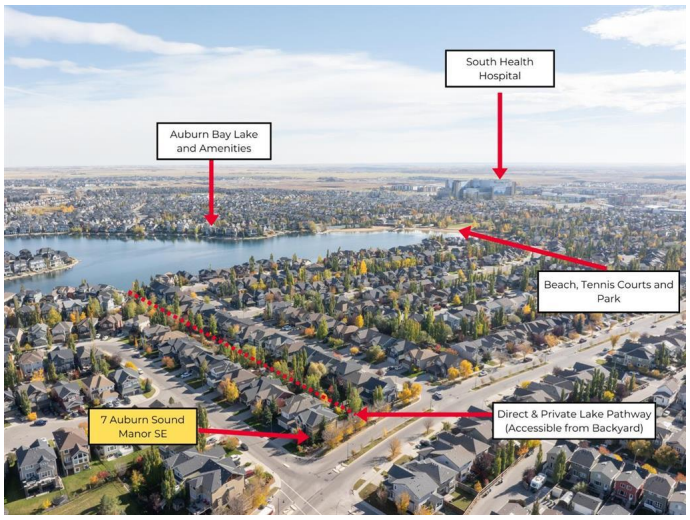
$950,000 - 7 Auburn Sound Manor Se, Calgary

MLS® #A2200211

$950,000

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

Auburn Bay, Calgary, Alberta



DIRECT LAKE ACCESS with your private pathway to the lake using the gate in your back yard! Welcome to this freshly interior painted former Show Home with 3800 sf of luxury living, a desirable open plan two storey design, by 9 time builder of the year Morrison Homes, in the desirable, familyÂ friendly lake community of Auburn Bay.Â Featuring a total of 4 large bedrooms, 3.5 bathrooms with a fully finished basement & central A/C.Â 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 withÂ two beveled glass French doors. The fullyÂ open main living area reveals an entertaining sized dining area open to the spectacularÂ 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 extraordinaryÂ amount ofÂ cabinets, granite counters, an immense amount of counter space, an oversized two level island and walk through pantry. The nook area will accommodateÂ 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 offeringÂ 4 season lake living from hot

summer nights to skating in the winter!Â Upstairs you will find a spectacular bonus room with a massive wall of windows showering the area with naturalÂ light, a grand primary suite with double French door entry,Â a wall of windows, a huge walk-in closet, a sitting area, a relaxing 5 piece ensuiteÂ with deep jetted tub, separate oversized shower , double vanity with granite counter.Â Â Two generously sized bedrooms both with windows on two walls, an oversized laundry room,Â and a convenient 4-piece bathroom complete this level.Â The fully developedÂ basement offers exceptionalÂ additional living space, including a spaciousÂ 4th bedroom,Â full bathroom, massive recreation and gym area plus loads of storage.Â 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.Â The double attached insulated and drywalled garage is perfect for a workshop or future car lift.Â 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.Â Everything you need is just minutes away, from shops and cafes to professional services.Â A combination of a premium Lake access location, excellent layout, and beautiful finishes is unlike anything you will find in the area.Â Donâ€™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	$950,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,689
Acres	0.14
Year Built	2007
Type	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	Playground, Beach Access, Clubhouse, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan
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, See Remarks, Corner Lot, Lake, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Days on Market	53
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark

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