

# \$1,069,900 - 144 Auburn Sound Manor Se, Calgary

MLS® #A2209435

**\$1,069,900**

4 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

This exquisite Albi-built home offers unmatched quality, craftsmanship, and everyday functionality in the desirable Auburn Sound area of Auburn Bay. Ideally located within walking distance to four schools, a scenic pond, walking paths, and just a short distance from Auburn Bay Lake and resident amenities, this home offers both convenience and community. With over 3,300 sq. ft. of beautifully developed living space across 3 levels, the property features 4 bedrooms, 3.5 bathrooms, 3 expansive living areas, a main-level office, and an oversized triple car garage. The spacious front foyer leads to a private main-level office with a built-in Murphy bed, offering flexibility for guests or working from home. Rich solid hardwood flooring flows throughout the main level, highlighted by a stunning curved staircase that connects all three floors. The open-concept layout is filled with natural light, thanks to large rear-facing windows fitted with Hunter Douglas coverings, which allow sunlight to fill the home all day long. The center of the main level is a timeless kitchen, equipped with beautiful wood shaker cabinetry by Bow Valley (with dovetail drawer boxes for durability), a large central island, granite countertops, and stainless-steel appliances. The kitchen seamlessly connects to both the dining and living areas, perfect for entertaining. The dining room overlooks the backyard and offers direct access to the outdoors, ideal for indoor-outdoor living. The formal living room centers around a cozy gas



fireplace with a stone surround and solid wood mantel. A 2-pc powder room, walk-through pantry, and a spacious rear mudroom complete the main floor. Upstairs, the curved staircase leads to a bright and versatile bonus room with vaulted ceilings, perfect as a play area or additional family space. The primary suite, located at the rear of the home for privacy, features dual vanities, a large soaker tub, a fully tiled walk-in shower, a private water closet, and a generous walk-in closet. Two additional bedrooms share a 4-pc bathroom. A large laundry room with extra cabinetry and linen storage adds practicality to this level. The fully developed basement provides even more space, featuring a large recreation room with a second gas fireplace, a media zone, and room for a home gym or children's play area. A fourth bedroom, a 3-piece bathroom with a fully tiled walk-in shower, and a large storage/utility room complete the lower level. The home is heated by a dual-furnace system, ensuring efficient temperature control throughout. Additional upgrades include a 3-zone irrigation system (1 front, 2 back), and wiring for sound. Outside, the professionally landscaped yard is designed for both relaxation and entertaining. It features a composite deck with a gas line for a BBQ, lower patios with concrete planters, and a gas line for an outdoor firepit. The oversized triple garage is fully insulated for year-round use and offers plenty of space for vehicles, tools, and storage.

Built in 2013

**Essential Information**

MLS® #	A2209435
Price	\$1,069,900
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,411
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	144 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R6

### Amenities

Amenities	Beach Access
Parking Spaces	6
Parking	Driveway, Garage Faces Front, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	72
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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