



# 140 Auburn Sound Manor Calgary Alberta

\$1,075,000

Extremely Unique Home! This stunning executive property boasts 4 bedrooms, 4 bathrooms and has been lovingly cared for over the years. Pulling up to this 2013 Morrison built home you will notice the oversized driveway, hardy board exterior, Gemstone lighting, beautiful landscaping and an attractive outdoor sitting area complimented with a privacy fence. Upon entering the home (freshly painted spring 2023) you will be greeted with an open to above entrance as you look through to the impressive 18 foot windows in the living area. To the left is a well lit office/sitting room with a guest bath down the hall. The home opens up to your spacious formal dining room before moving into a beautiful living area with hardwood floors, a stunning gas fireplace and the impressive floor to ceiling windows. Off the living room is the 2nd eating area that is directly off of your gourmet kitchen (upper cabinets painted 2023) which is appointed with quartz counter tops, high end stainless steel appliances including induction stove top, a warming oven, two beverage fridges and pantry. The 10.5 ft. island is perfect for entertaining or casual dinners. The main floor is complete with a mudroom which provides direct access to your drywalled, painted, insulated, heated, epoxy floored Triple tandem garage with 18 ft ceilings (perfect for a car lift or golf simulator/maximum storage/shop) and two floor drains. You will also enjoy access to hot/cold water. Upstairs you will love the airy bonus room with views of downtown Calgary, your backyard and the living room. The primary bedroom is very spacious with room for a king sized bed, dressers and additional furniture. Completing the primary is a five piece ensuite, walk through closet and direct access to a huge laundry room with a window, many cupboards and large countertop. The upstairs is complete with two additional bedrooms and a four piec...

- Recreational, Games room 33.67 Ft x 20.58 Ft
- Bedroom 14.42 Ft x 11.75 Ft
- 3pc Bathroom .00 Ft x .00 Ft
- Furnace 9.83 Ft x 18.42 Ft
- Dining room 11.09 Ft x 14.50 Ft
- Foyer 10.25 Ft x 14.33 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 18.83 Ft x 15.67 Ft
- Bedroom 9.92 Ft x 14.42 Ft
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- Family room 16.25 Ft x 18.83 Ft
- Laundry room 12.42 Ft x 18.00 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty



**RE/MAX REAL ESTATE  
(CENTRAL)**

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Office 9.92 Ft x 11.83 Ft

Living room 16.08 Ft x 15.92 Ft

Kitchen 10.75 Ft x 19.83 Ft

Dining room 8.08 Ft x 20.25 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 8.00 Ft x 14.83 Ft