



146 Auburn Sound Circle Calgary Alberta

\$1,099,900

Beautifully designed and extensively upgraded home with a TRIPLE CAR GARAGE! Well OVER \$150K HAS BEEN SPENT ON COMPREHENSIVE UPGRADES to the aesthetic, landscaping and energy efficiency. Ideally located on an extremely FAMILY-FRIENDLY STREET providing a deep sense of community. Just a 4 minute drive to the lake and within walking distance to both Auburn Bay Lakeshore and Bayside Schools. Then come home to a welcoming sanctuary with top-notch upgrades and a stylish design that includes CENTRAL AIR CONDITIONING, CEILING SPEAKERS and gorgeous HERRINGBONE LVP FLOORING. ENERGY EFFICIENT UPGRADES include 25 SOLAR PANELS with a battery pack for electricity (a \$60k upgrade!) and HVAC (with a 10 year transferable warranty) and plumbing upgrades worth another \$60k that include 2 slim profile ultra quiet heat pumps, a boiler system & storage tank, 2 HYDRONIC HE FURNACES with separate heating controls for each floor and UV air purifier filter and a HYDRONIC GARAGE HEATER. A focal fireplace promotes relaxation in the living room flanked by windows that frame the sunny SE backyard. The chef of the household will appreciate the mix of style and function in the stunning kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES with a GAS STOVE, a corner pantry, a large centre island and clear sightlines into the dining room, great for entertaining. An open FLEX ROOM is a versatile space for a kid's play area or a home office. A privately tucked away powder room and a large mudroom complete this level. LVP flooring continues up the stairs and throughout the upper level. Grand CATHEDRAL CEILINGS adorn the BONUS ROOM creating an airy space for gathering and unwinding. Overlooking the backyard, the primary bedroom is a true owner's retreat with a spacious design, a large walk-in closet with A REAL WOOD CALIFORNIA CLOSET SYSTEM (\$10k upgrade!) and a LAVISH ENSUITE boasting dual...

Family room 29.75 Ft x 14.42 Ft

Recreational, Games room 14.67 Ft x 13.33 Ft

Furnace 16.50 Ft x 8.17 Ft

Bedroom 12.00 Ft x 11.25 Ft

5pc Bathroom Measurements not available

Foyer 10.50 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Bonus Room 15.33 Ft x 14.58 Ft

Laundry room 7.67 Ft x 5.58 Ft

Other 12.75 Ft x 7.58 Ft

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Listing Presented By:



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RE/MAX

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

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Dining room 13.92 Ft x 13.33 Ft
Living room 16.92 Ft x 15.00 Ft
Kitchen 13.08 Ft x 12.67 Ft
Den 12.33 Ft x 9.92 Ft
Other 8.83 Ft x 8.58 Ft

Primary Bedroom 15.25 Ft x 14.58 Ft
Bedroom 13.92 Ft x 11.33 Ft
Bedroom 13.92 Ft x 11.25 Ft
5pc Bathroom Measurements not available