



## 7 Auburn Sound Manor Calgary Alberta

\$1,150,000

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. Two generously sized bedrooms both with windows on two walls, an oversized laundry room, and a convenient 4-piece bathroom complete this level...

Bonus Room 18.83 Ft x 16.83 Ft

Primary Bedroom 13.42 Ft x 22.08 Ft

Other 4.92 Ft x 15.08 Ft

Bedroom 11.58 Ft x 15.08 Ft

Bedroom 9.92 Ft x 14.83 Ft

Laundry room 7.75 Ft x 5.33 Ft

Bedroom 14.33 Ft x 10.58 Ft

Furnace 19.17 Ft x 13.33 Ft

3pc Bathroom Measurements not available

Living room 15.50 Ft x 16.50 Ft

Dining room 11.17 Ft x 12.67 Ft

Breakfast 13.33 Ft x 6.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
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<http://teamhripko.ca>

**RE/MAX**

**RE/MAX REAL ESTATE  
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4pc Bathroom	Measurements not available	Kitchen	13.33 Ft x 16.17 Ft
5pc Bathroom	Measurements not available	Den	9.92 Ft x 10.92 Ft
Recreational, Games room	27.50 Ft x 19.67 Ft	2pc Bathroom	Measurements not available