



# 156 Auburn Sound Manor Calgary Alberta

\$1,100,000

Welcome to this SPECTACULAR luxurious 5 bedroom, 3.5 bathrooms, 9-foot ceiling height and 8-foot doors on all floors with a fully developed basement with A/C nested in the prestigious lake community of Auburn Bay SE. With over 4200sqft of living space, 5-piece steam shower spa retreat and a huge backyard walk into luxury and comfort. Experience the fine details, many upgrades and carefully thought-out features. The front entrance leads to the den or private home office with double French doors. You will also notice lots of windows in the great room and dining room with a hutch to display your fine China wears allowing in ample natural light all day long. Upgraded custom blinds throughout, smart home with central audio controls and ceiling speakers in most rooms. The large main floor is where you will first have a glimpse of the upgraded lighting that runs throughout the home. Into the living room, is a large remote control gas fireplace surrounded by large marble tiled wall, great for cold winter nights. The outstanding gourmet kitchen has the largest island with granite countertops and hidden storage cabinet spaces within, custom cabinetry to the ceiling with interior lighting, Stainless steel appliances, wine fridge, induction stove and built-in stainless-steel oven, microwave and induction cooktop and a large walk-through pantry to store your gadgets. The large breakfast nook accommodates another full-sized dining table. This upgraded Smart home comes with ceiling speakers and CAT 6 wired for the future in all rooms. This home has 9' ceiling on all levels, upgraded 8' doors and an engineered hard wood floor. Upstairs, the delightful large front bonus room with 7.1 surround system will be your family's favorite room. The master bedroom boasts a relaxing 5-piece spa ensuite and large custom walk-in closet for his and hers that leads to the laundry room with cust...

Storage 10.00 Ft x 8.25 Ft  
 Family room 20.42 Ft x 19.83 Ft  
 Bedroom 13.17 Ft x 10.83 Ft  
 Bedroom 14.67 Ft x 12.33 Ft  
 Other 10.42 Ft x 2.00 Ft  
 Laundry room 10.00 Ft x 6.83 Ft

Den 10.50 Ft x 9.00 Ft  
 Breakfast 15.00 Ft x 4.00 Ft  
 2pc Bathroom 5.33 Ft x 5.50 Ft  
 Laundry room 7.83 Ft x 5.92 Ft  
 Primary Bedroom 16.00 Ft x 13.00 Ft  
 Bedroom 11.92 Ft x 10.92 Ft

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Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



CIR

REALTY

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6pc Bathroom 10.83 Ft x 10.83 Ft

Kitchen 150.00 Ft x 15.92 Ft

Dining room 12.08 Ft x 9.33 Ft

Living room 15.92 Ft x 15.50 Ft

Bedroom 11.92 Ft x 10.92 Ft

Bonus Room 16.42 Ft x 18.83 Ft

5pc Bathroom 10.92 Ft x 4.92 Ft