



REALTOR®



144 Auburn Sound Manor Calgary Alberta

\$1,069,900

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 va...

Recreational, Games room 27.67 Ft x 24.33 Ft

3pc Bathroom 5.00 Ft x 8.42 Ft

Furnace 16.00 Ft x 12.83 Ft

Bedroom 11.25 Ft x 11.42 Ft

Dining room 17.00 Ft x 7.75 Ft

Eat in kitchen 13.33 Ft x 16.92 Ft

Other 10.83 Ft x 13.58 Ft

Foyer 9.92 Ft x 7.00 Ft

5pc Bathroom 14.92 Ft x 13.50 Ft

Primary Bedroom 13.75 Ft x 15.42 Ft

Laundry room 7.83 Ft x 5.67 Ft

4pc Bathroom 8.58 Ft x 5.08 Ft

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Listing Presented By:



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Living room 15.50 Ft x 15.50 Ft

Office 7.92 Ft x 11.75 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft

Bedroom 10.42 Ft x 11.58 Ft

Bonus Room 15.92 Ft x 15.00 Ft

Bedroom 10.75 Ft x 11.00 Ft