



## 163 Auburn Sound Manor Calgary Alberta

\$1,399,900

Experience Private Lake Living with Exclusive Lake Access and a Showstopper Backyard! Welcome to a rare gem in the desirable community of Auburn Bay! Just a short stroll to your semi-private dock located on the largest and most sought-after lake access. This custom-built Albi Estate home is nestled on a serene cul-de-sac and offers over 2,800 sq ft of luxury living in a stunning two-storey design. Upon entering through the custom front door, you are greeted by an open floor plan bathed in natural light from large south windows. The main floor boasts high ceilings, a spacious living room with a stone fireplace, a bright dining area, and a versatile home office. The chef's kitchen is a culinary dream, featuring floor-to-ceiling cabinetry, an oversized island, and a gourmet integrated appliance package. Upstairs, you'll find 8' ceilings, a large bonus room, an oversized laundry room with plenty of storage, two generously sized bedrooms, and a grand primary suite. The spa-like ensuite is a sanctuary with a 9' marble vanity, a luxurious oversized shower, and custom cabinetry in the walk-in closet. The undeveloped basement with 9' ceilings offers limitless potential for you to personalize. Step outside into your private backyard oasis, which is exceptionally landscaped and creates an outdoor paradise. Enjoy a two-tiered deck, custom bar and BBQ area, kids' playhouse (easily converted to a future shed), and a stunning gazebo surrounded by lush trees and perennials, providing beauty and privacy. With central air conditioning, no detail has been overlooked. The triple-attached garage, insulated, drywalled, and gas-heated, is perfect for a workshop or future car lift. Living in Auburn Bay means enjoying a lakeside lifestyle with year-round amenities: an expansive beach, lake access, a spray park, a recreation facility, tennis courts, fishing, water sports, and skating. Every...

Kitchen 15.00 Ft x 13.00 Ft  
Dining room 13.00 Ft x 11.00 Ft  
Living room 19.50 Ft x 17.00 Ft  
Den 10.00 Ft x 10.00 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Bonus Room 16.50 Ft x 14.00 Ft

Laundry room 12.00 Ft x 6.00 Ft  
Primary Bedroom 15.00 Ft x 14.00 Ft  
Bedroom 12.00 Ft x 10.00 Ft  
Bedroom 12.50 Ft x 10.50 Ft  
4pc Bathroom 12.00 Ft x 5.50 Ft  
5pc Bathroom 13.50 Ft x 11.50 Ft

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

Listing Presented By:



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