



## 76 Auburn Sound Manor Calgary Alberta

\$1,189,900

6 BEDS plus DEN | LEGAL SUITE BASEMENT 3 BEDS | WALK OUT BASEMENT | WALKING TO POND

PATHWAY | PRIME LOCATION IN AUBURN BAY | Welcome to this stunning Morrison Estate Home with a brand new Legal Suite on Walk Out Basement backing into the pond pathway in a premiere lake community - Auburn Bay! Nestled on one of the most coveted streets, this gorgeous property offered an expansive 2,700 sqft of premium living space above grade, situated on an oversized west-facing pie shape lot, along with an additional 1,000 sqft of Legal Basement Suite! Lots of noteworthy updates have been done this year, including a new carpet for the upper floor, new appliances including a 4-door fridge and a dishwasher, a floor-to-ceiling fireplace, and a new high-efficiency furnace. Upon the entrance, you are greeted with soaring vaulted ceilings and an adjacent office or den. The main floor seamlessly flows from the spacious formal dining room into an entertainer's paradise, featuring an open concept living room, an oversized chef's kitchen with granite island and countertops, built-in appliances, a new tile backsplash, freshly painted maple cabinetry, a convenient walk-through pantry, and a guest powder room. There is more, a 40-foot deck with a BBQ Gas line allowing you to enjoy panoramic views of the mountains, city, and pond with the beautiful evening sunset. Moving to the upper floor, you'll see a huge bonus room with large windows, perfect for family movie nights or entertainment. Also at this level, there are 2 larger bedrooms, an impressive Master Bedroom with a spa en suite jetted tub, walk-in closet, and private Balcony for relaxing and taking the outstanding views. Have we mentioned about the newly finished Legal Basement with bright and walk-out yet? Yes, this legal basement with 3 bedrooms is perfect for additional living space separated completely with its own brand-new appliances...

Primary Bedroom 6.78 M x 4.09 M

6pc Bathroom 3.73 M x 4.40 M

Bedroom 4.60 M x 3.53 M

Bedroom 2.41 M x 1.50 M

4pc Bathroom 2.41 M x 1.50 M

Bedroom 2.69 M x 2.84 M

Primary Bedroom 3.96 M x 4.06 M

5pc Bathroom 2.82 M x 2.41 M

Bedroom 4.40 M x 3.28 M

Den 3.02 M x 3.30 M

2pc Bathroom 1.55 M x 1.50 M

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca