



# 79 Auburn Sound Circle Calgary Alberta

\$1,225,000

Welcome to 79 Auburn Sound Circle, an outstanding property with 4000 sq.ft of living space in the coveted community of Auburn Bay. This former Morrison custom built estate home, designed with an open concept and numerous upgrades, is ideally located in one of the community's quiet street locations, backing on to a serene pond, providing endless sunsets and your own private sanctuary. This beautiful estate home stands apart from the rest and there is no need to look any further. Featuring a 3 Car Garage, 5 Large bedrooms, 4 bathrooms with a fully finished walkout basement, this exceptional home has it all! You will love the stunning kitchen with custom built floor-to-ceiling cabinets, granite counter-top, an oversized centre island with sink and seating area. (plus built in reverse osmosis water filter system in Kitchen) With ample cupboards, many equipped with convenient pull-outs, and the added benefit of a walk through butler pantry (with additional cabinet and counter space) this kitchen seamlessly combines functionality with beauty. The open concept with spectacular southwest views and endless sunsets provides beautiful gathering place for family and friends. Take advantage of the large deck (with no nosy neighbours behind you) with a gas hookup, overlooking a beautifully serene pond, landscaped backyard with irrigation system. The second level hosts the master suite with a spa-like ensuite featuring separate vanities, large glass and tile shower, soaker tub and walk in closet with custom storage. Three additional large bedrooms and 4pc bath. You will love this spectacular bonus room in the perfect size of space to enjoy the mountain views, and sunsets. Enjoy the lower level 9' foot ceiling, walk-out basement (with an abundant of southwest windows) where you will find a fabulous place for entertainment ...boasting a wet bar, your own large movie theater area,...

- 4pc Bathroom 7.58 Ft x 9.92 Ft
- 5pc Bathroom 14.25 Ft x 13.92 Ft
- Bedroom 14.00 Ft x 17.83 Ft
- Bedroom 10.42 Ft x 12.42 Ft
- Bedroom 11.00 Ft x 13.50 Ft
- Bonus Room 16.00 Ft x 14.42 Ft

- Bedroom 10.25 Ft x 17.50 Ft
- Other 6.75 Ft x 6.42 Ft
- Media 28.67 Ft x 21.58 Ft
- Furnace 10.42 Ft x 13.33 Ft
- Breakfast 14.08 Ft x 6.33 Ft
- Dining room 12.83 Ft x 11.25 Ft

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

Listing Presented By:



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Primary Bedroom 13.67 Ft x 20.17 Ft

2pc Bathroom 7.33 Ft x 5.17 Ft

Other 12.33 Ft x 9.42 Ft

Foyer 13.25 Ft x 12.17 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft

Kitchen 14.08 Ft x 15.83 Ft

Recreational, Games room 7.33 Ft x 4.83 Ft