



107 Auburn Sound Manor Calgary Alberta

\$1,199,900

Executive living in Auburn Bay! This lake access property has a direct & private pathway to the lake only steps from your back yard. 4 season lake living from hot summer nights to skating in the winter. This original owner home has over 3500 square feet of development and is move in ready. The open floor plan is sure to impress with 9 foot ceilings, main floor office with custom built ins, sliding pine barn door, & butcher block counters. This chefs dream kitchen has beautiful quartz counters, 9 foot island, full stainless steel appliances including an induction cooktop and 64 inch wide full sized freezer and fridge, and a custom built 10 feet wide pantry with sliding doors. The kitchen is open to the large 17 foot wide dining area big enough for all the holiday dinner parties. This space also includes a cozy fireplace in the living room and a ton of natural light coming in the south facing backyard. The mud room is an amazing space for all your storage needs right off the garage door. A 2 piece bathroom completes this level. Step outside to the covered patio with walnut plank ceiling to be enjoyed rain or shine. The lush backyard features a slate flagstone fire pit area with natural gas hookup. The elegant curved staircase with metal spindles leads you to the second level. Upstairs you will find the king sized primary bedroom with a spacious 5 piece ensuite bathroom with separate double vanities, & luxurious free standing soaker tub lit with a chandelier. The beautiful shower has 10mm frameless glass door. The ensuite leads directly into the walk in closet & through to the laundry room. This space has built in cabinets and wood counter. There are two generously sized bedrooms each naturally lit with 7 foot wide windows, and an additional 4 piece bathroom and bonus room to complete this level. The basement is fully developed with a large family and games room. The...

Bedroom 12.08 Ft x 10.67 Ft

Bedroom 11.42 Ft x 12.83 Ft

4pc Bathroom 5.17 Ft x 11.00 Ft

Laundry room 8.25 Ft x 6.00 Ft

Bonus Room 14.67 Ft x 11.83 Ft

Primary Bedroom 16.00 Ft x 13.58 Ft

5pc Bathroom 11.17 Ft x 14.83 Ft

Exercise room 14.67 Ft x 16.42 Ft

Other 15.58 Ft x 8.00 Ft

3pc Bathroom 4.92 Ft x 7.50 Ft

Furnace 13.08 Ft x 11.08 Ft

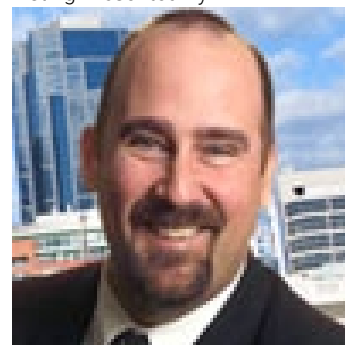
Other 5.25 Ft x 10.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Office 11.42 Ft x 9.00 Ft

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Listing Presented By:



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RE/MAX Landan Real Estate

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Other 8.67 Ft x 10.67 Ft

Media 16.67 Ft x 16.25 Ft

Recreational, Games room 11.58 Ft x 9.08 Ft

Living room 15.25 Ft x 11.92 Ft

Dining room 16.58 Ft x 8.08 Ft