



## 135 Auburn Sound Manor Calgary Alberta

\$1,325,000

Discover this exceptional private lake-access estate property, a custom creation by Morrison Homes, offering over 4,100 sq. ft. of upgraded, air-conditioned luxury. Every detail has been thoughtfully designed, delivering an impressive blend of comfort, craftsmanship, and executive elegance. From the striking curb appeal—featuring architectural rooflines, a 30' x 22' triple attached garage, stone accents, Hardie Board siding, and a covered entry—to the expansive windows and 9' main-floor ceilings, this home presents beautiful views of mature trees and the surrounding lake community. The chef-inspired kitchen is built for those who love to cook and entertain. It showcases granite countertops, full-height custom shaker cabinetry, stainless steel appliances including a gas range, a large central island with seating, an undermount sink, recessed lighting, a full pantry, and a convenient walk-through butler's pantry. The bright breakfast nook overlooks the beautifully designed, zero-maintenance backyard, complete with irrigation and direct access to a lake pathway leading to your private dock—a rare and highly desirable feature. The main level also offers a spacious family room with a stone-surround gas fireplace, a semi-formal dining room with French doors, a large front foyer, and durable tile flooring that carries through to the garage entry. Enjoy Sonos built-in audio on every level and a total of three fireplaces throughout the home. Upstairs, the open-railing staircase leads to a unique and versatile layout. In addition to three spacious bedrooms, you'll find a bonus room and an executive office—the office could easily serve as a fourth upper-level bedroom if desired. The primary suite is truly a retreat, highlighted by vaulted ceilings, a two-sided fireplace, and generous natural light. The ensuite includes dual sinks, an oversized glass shower, an air-jet soaker tub...

Bedroom 11.42 Ft x 14.92 Ft

Recreational, Games room 29.83 Ft x 23.42 Ft

4pc Bathroom Measurements not available

Kitchen 14.25 Ft x 13.58 Ft

Living room 16.83 Ft x 16.58 Ft

Breakfast 14.25 Ft x 7.83 Ft

Primary Bedroom 13.58 Ft x 19.50 Ft

Bedroom 12.08 Ft x 11.50 Ft

Bedroom 11.00 Ft x 12.58 Ft

Bonus Room 17.00 Ft x 14.17 Ft

Office 14.00 Ft x 17.83 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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RE/MAX Landan Real Estate

**RE/MAX Realty Professionals**

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2pc Bathroom Measurements not available

5pc Bathroom Measurements not available