



167 Auburn Sound Manor Calgary Alberta

\$1,199,000

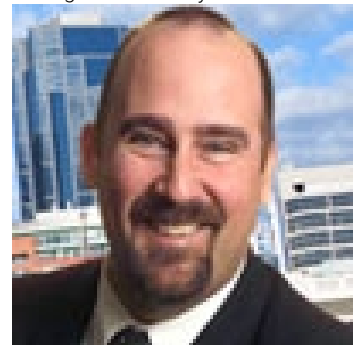
Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the family-friendly community of Auburn Bay. With PRIVATE LAKE ACCESS and thoughtful design throughout, this home is perfect for anyone seeking comfort, style, and a vibrant neighborhood. Step into the foyer, where you are greeted by rich brown hardwood flooring that sets a warm and inviting tone. The living room offers a cozy atmosphere with a gas fireplace and a large window that overlooks the fenced backyard, allowing plenty of natural light to fill the space. The kitchen is a chef's delight, featuring granite countertops and a granite backsplash that adds a modern touch. Stainless steel appliances, including a refrigerator, dishwasher, gas cooktop, built-in oven, built-in microwave, and range hood, make this kitchen both functional and stylish. The pantry and mudroom are seamlessly connected, offering additional storage and convenience. Head upstairs to discover three spacious bedrooms and a bright bonus living room. This secondary living space, highlighted by a large window, is ideal for family movie nights or as a cozy relaxation area. The first two bedrooms are versatile, perfectly sized for children, a home office, or guest accommodations. The primary bedroom is a true sanctuary, featuring beautiful views of your private lake access. The 5-piece ensuite includes tile flooring, a built-in tub, a double vanity, and ample storage for all your bathroom essentials. The walk-in closet is equipped with built-in organizers to help keep everything tidy. A conveniently located laundry room, complete with a cabinet for extra storage, adds practicality to the upper level. Descending to the fully finished basement, you'll find a spacious family room that is perfect for game nights or a home theater setup. The fourth bedroom is located here and can serve as a guest suite, home office, or hobby room. The backyard i...

- 4pc Bathroom 5.17 Ft x 9.92 Ft
- Bedroom 12.58 Ft x 14.50 Ft
- Recreational, Games room 21.75 Ft x 29.50 Ft
- Furnace 14.08 Ft x 14.00 Ft
- 2pc Bathroom 5.42 Ft x 4.83 Ft
- Dining room 13.83 Ft x 10.00 Ft

- Other 13.50 Ft x 8.75 Ft
- 4pc Bathroom 9.83 Ft x 5.58 Ft
- 5pc Bathroom 10.08 Ft x 17.00 Ft
- Bedroom 10.25 Ft x 13.33 Ft
- Bedroom 10.17 Ft x 11.42 Ft
- Family room 14.00 Ft x 21.67 Ft

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

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.reevesrealty.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Foyer 9.33 Ft x 14.67 Ft

Kitchen 13.83 Ft x 17.92 Ft

Living room 15.00 Ft x 17.92 Ft

Laundry room 6.75 Ft x 9.58 Ft

Primary Bedroom 14.42 Ft x 15.08 Ft

Other 7.42 Ft x 12.50 Ft