



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

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Listing Presented By:



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Foyer	9.33 Ft x 14.67 Ft	Laundry room	6.75 Ft x 9.58 Ft
Kitchen	13.83 Ft x 17.92 Ft	Primary Bedroom	14.42 Ft x 15.08 Ft
Living room	15.00 Ft x 17.92 Ft	Other	7.42 Ft x 12.50 Ft