



## 224 Auburn Sound View Calgary Alberta

\$1,099,000

This LAKE ACCESS, 2-story Albi-built home is located in the desirable community of AUBURN BAY! This fully developed immaculate home features 4 bedrooms and 4 bathrooms. Upon entering the front door you are welcomed with an office/flex room overlooking the front porch and a foyer that opens into the main living area where you will find a living room, dining area and a freshly renovated dream gourmet kitchen with floor-to-ceiling cabinets, matching white backsplash, quartz countertops, oversized center island with sink, dishwasher, built in microwave, seating for casual entertaining and a walk-through pantry. The main floor is finished with a 2pc bathroom, Custom Built in Organizers in your spacious mud room and Luxury vinyl plank floors. Upstairs you will find a bonus room with vaulted ceilings, 2 generously sized bedrooms & luxurious master retreat with a 5pc ensuite featuring dual sinks, a soaker tub & a walk-in closet that connects to the upper laundry room. The finished basement includes a custom-built wet bar, flex room, family room perfect for movie nights, another bedroom and a 3pc bath. Outside you will find a beautifully landscaped yard with a private deck, hot tub, a firepit and private lake and dock access. Don't miss your chance to view this amazing luxury home! (id:6769)

3pc Bathroom 8.42 Ft x 5.00 Ft  
Other 11.17 Ft x 11.25 Ft  
Bedroom 8.92 Ft x 11.58 Ft  
Family room 33.83 Ft x 22.50 Ft  
Furnace 9.08 Ft x 10.92 Ft  
2pc Bathroom 4.92 Ft x 5.17 Ft  
Dining room 13.50 Ft x 7.58 Ft  
Kitchen 18.42 Ft x 17.67 Ft  
Living room 16.58 Ft x 15.50 Ft

Office 11.67 Ft x 12.17 Ft  
4pc Bathroom 4.92 Ft x 8.42 Ft  
5pc Bathroom 20.58 Ft x 11.42 Ft  
Bedroom 10.92 Ft x 12.33 Ft  
Bedroom 11.17 Ft x 13.17 Ft  
Bonus Room 15.00 Ft x 18.58 Ft  
Laundry room 9.08 Ft x 8.92 Ft  
Primary Bedroom 14.00 Ft x 15.75 Ft  
Other 11.17 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.calgaryhousefinder.ca/>

**RE/MAX Realty Professionals**

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

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