

\$989,999 - 156 Auburn Sound Manor Se, Calgary

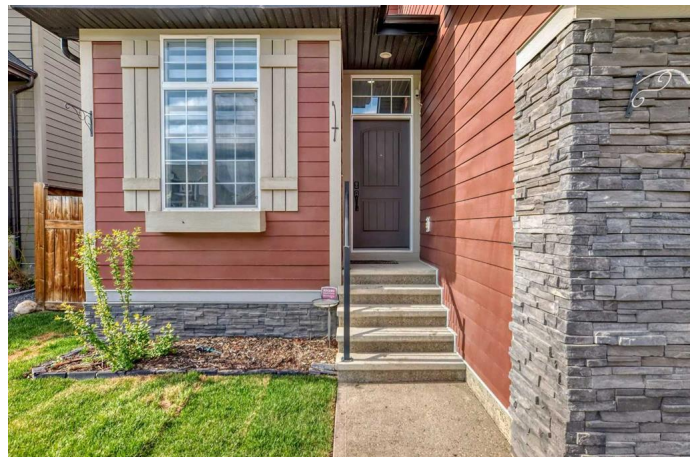
MLS® #A2153830

\$989,999

5 Bedroom, 4.00 Bathroom, 2,967 sqft
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this SPECTACULAR luxurious 5 bedroom, 3.5 bathrooms, 9-foot ceiling height and 8-foot doors on all floors with a fully developed basement with A/C nested in the prestigious lake community of Auburn Bay SE. With over 4200sqft of living space, 5-piece steam shower spa retreats walk into luxury and comfort. Upgraded custom blinds throughout, smart home with central audio controls and ceiling speakers in most rooms. Into the living room, is a large remote control gas fireplace surrounded by large marble tiled wall, great for cold winter nights. The outstanding gourmet kitchen has the largest granite countertops and hidden storage cabinet spaces within. The large breakfast nook accommodates another full-sized dining table. This upgraded Smart home comes with ceiling speakers and CAT 6 wired for the future in all rooms. Upstairs you will find the delightful large front bonus room with 7.1 surrounds system. The master bedroom boasts a relaxing 5-piece spa ensuite and large custom walk-in closet for his and hers that leads to the laundry room with custom cabinets and sink. Additional 2 large bedrooms with custom closet, 4 pc main baths with upgraded custom tiles, 9 feet ceiling height and 8-foot doors completes the upper floor. Walk down the spiral staircase and enter the fully developed 2-bedroom basement with a large 5-piece steam shower spa bathroom, ceiling speakerâ€™s ideal for that spa treatment. The large family / home theatre with



the latest 11.2 surround system also boasts a gas fireplace decorated by a stones wall. Upgraded faucets throughout & more completes this spectacular home. This home is also equipped with a Central vacuum system, water softener, 2 high efficiency furnaces, 2 A/C and a Water softener. The Auburn Bay community is centered on private Lake living for residents and friends only.

Built in 2013

Essential Information

MLS® #	A2153830
Price	\$989,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,967
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	156 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0R6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Bar, Quartz Counters, Steam Room

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer, Washer/Dryer, Window Coverings, Bar Fridge, Humidifier, Induction Cooktop, Wine Refrigerator, Water Softener

Heating Forced Air

Cooling Central Air, Full

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Great Room, Basement, Decorative, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance

Lot Description Back Yard, Landscaped, Standard Shaped Lot

Roof Asphalt Shingle

Construction Stone, Cement Fiber Board, Concrete

Foundation Poured Concrete

Additional Information

Date Listed August 15th, 2024

Days on Market 211

Zoning R-1

HOA Fees 494

HOA Fees Freq. ANN

Listing Details

Listing Office TREC The Real Estate Company

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