# \$1,075,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2217523

#### \$1,075,000

5 Bedroom, 3.00 Bathroom, 2,673 sqft Residential on 0.12 Acres

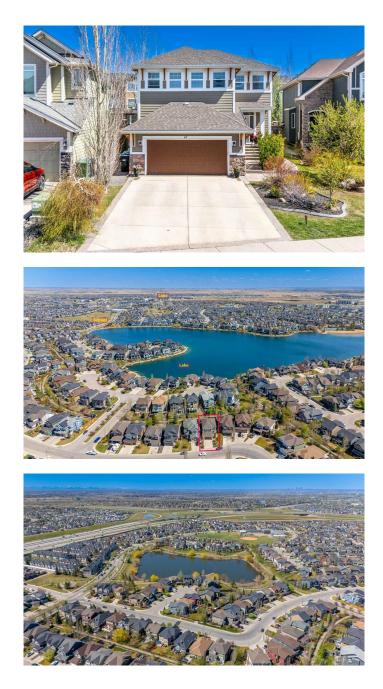
Auburn Bay, Calgary, Alberta

Welcome to this beautifully appointed 5-bedroom home in the sought-after Estates of Auburn Bay, where upscale living meets lakeside leisure. With private lake access just steps away, this property offers an unmatched lifestyle in one of Calgaryâ€<sup>™</sup>s premier lake communities.

Step inside to discover a thoughtfully designed floorplan featuring a spacious front foyer, a large open-concept main level, and a striking double-sided gas fireplace that adds warmth and ambiance to both the great room and adjacent living spaces. At the heart of the home lies a chef-inspired kitchen with custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances (including a gas cooktop), a mosaic glass tile backsplash, and a massive kitchen island perfect for casual dining and entertaining.

Upstairs, you'll find four spacious bedrooms, including a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The upper level also features a bright and versatile bonus room, a stylishly designed 5-piece bathroom with a double vanity for the kids, and a large laundry room complete with quartz countertops and plenty of space for folding and organizing  $\hat{a} \in$ " a dream for busy households.

The partially finished basement includes a fifth bedroom and awaits your personal touch,



offering endless possibilities for customization â€" from a home theatre to a gym or guest suite.

Outdoors, enjoy a fully fenced and landscaped yard with mature trees and shrubs, a spacious deck, private hot tub, and pergola â€" ideal for year-round entertaining. A private pathway leads to your dock, granting year-round access to swimming, kayaking, paddleboarding, and skating.

Ideally located within walking distance to ponds, pathways, parks, and playgrounds, this is a rare opportunity to own in one of Auburn Bayâ€<sup>™</sup>s most coveted enclaves.

Built in 2012

### **Essential Information**

MLS® #	A2217523
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,673
Acres	0.12
Year Built	2012
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3M 0G5	
Amenities		
Amenities Parking Spaces Parking # of Garages	Beach Access, Playground, Park, Racquet Courts 4 Double Garage Attached 2	
Interior		
Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound, See Remarks, Soaking Tub	
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven	
Heating	Forced Air	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Has Basement	Yes	
Basement	Full, Partially Finished	
Exterior		
Exterior Features	Lighting, Private Yard	
Lot Description	Back Yard, Landscaped, Lawn, Level, Private	
Roof	Asphalt	
Construction	Cement Fiber Board, Stone, Wood Frame	
Foundation	Poured Concrete	

## **Additional Information**

Date Listed	May 8th, 2025
Days on Market	72
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office Royal LePage Blue Sky

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