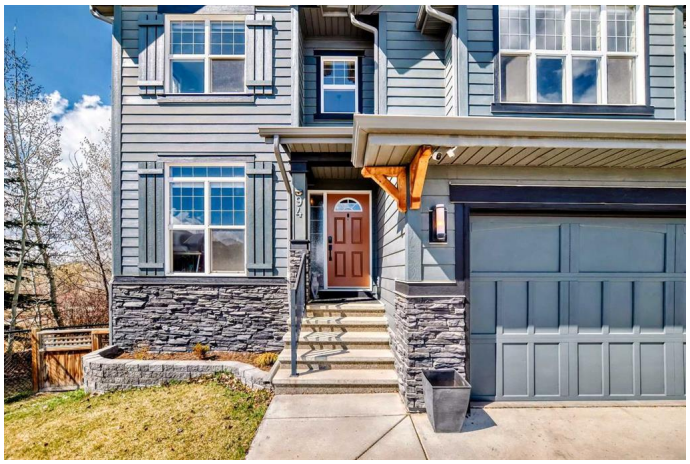
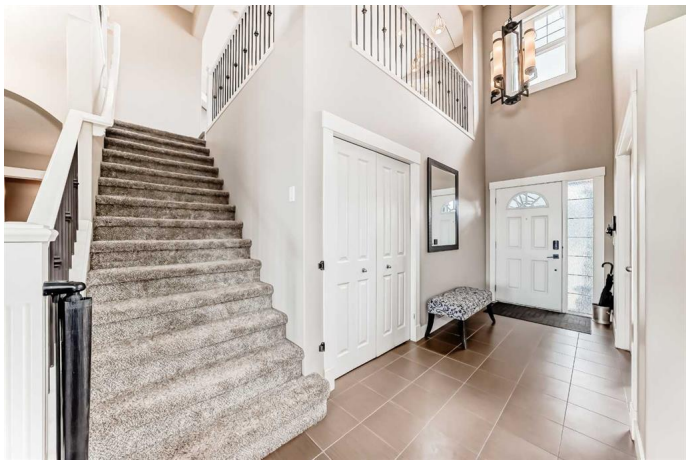
$1,249,000 - 94 Auburn Sound Manor Se, Calgary

MLS® #A2212985

$1,249,000
5 Bedroom, 4.00 Bathroom, 2,721 sqft
Residential on 0.15 Acres





Auburn Bay, Calgary, Alberta

Welcome to our beautiful family home! This 5 bedroom, 4 bathroom Morrison Estate home is situated on one of the most desired lots in Auburn Bay. The corner lot with the west facing backyard has the most spectacular mountain, pond and walking path views year round. From the 20 foot foyer ceilings to the floor to ceiling kitchen cabinets, this open concept house will not disappoint. The main floor is an amazing place to entertain or spend time with the family. Whether it be in the kitchen (granite countertops, stainless steal appliances and large eating area) or massive living room and formal dining room. The flex/den gives you the ability to work comfortably from home or to have an additional sitting area. Outside on the large deck is arguably the best part of the house. You will enjoy some of the most fantastic sunrises/sunsets of your life. The unobstructed VIEWS and well manicured lawn (winter lawn still in effect) will make this a staple in your home 3 out of 4 season. Head upstairs and the first thing you will notice is the custom wrought iron railing. The second floor has a dream master bedroom - huge walk-in closet, 5 piece ensuite with soaker tub and enough room for your own private living area... and did I mention the views?! The upstairs bonus room is a great place to hangout with the second fireplace and open wall design. The basement includes a full, inspected suite with a good size eating area, living space and another 4 piece bathroom. Both lower bedrooms are enormous

giving you tons of flexibility. A separate entrance laundry room allows easy access to the lower patio and backyard. Seconds away from walking paths and minutes away from Auburn Bay Lake, schools, shops, restaurants and transit. We hope the next family will love this house and private lake life as much as we do!

Built in 2011

Essential Information

MLS® #	A2212985
Price	$1,249,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,721
Acres	0.15
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	94 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R6

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, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, French Door, Low Flow Plumbing Fixtures, Smart Home, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven, Gas Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Lighting, Storage, Awning(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting, Dog Run Fenced In, No Neighbours Behind, Underground Sprinklers, Yard Drainage
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	7
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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