

\$1,099,900 - 144 Auburn Sound Manor Se, Calgary

MLS® #A2209435

\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,411 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

This exquisite Albi-built home offers unmatched quality, craftsmanship, and everyday functionality in the desirable Auburn Sound area of Auburn Bay. Ideally located within walking distance to four schools, a scenic pond, walking paths, and just a short distance from Auburn Bay Lake and resident amenities, this home offers both convenience and community. With over 3,300 sq. ft. of beautifully developed living space across 3 levels, the property features 4 bedrooms, 3.5 bathrooms, 3 expansive living areas, a main-level office, and an oversized triple car garage. The spacious front foyer leads to a private main-level office with a built-in Murphy bed, offering flexibility for guests or working from home. Rich solid hardwood flooring flows throughout the main level, highlighted by a stunning curved staircase that connects all three floors. The open-concept layout is filled with natural light, thanks to large rear-facing windows fitted with Hunter Douglas coverings, which allow sunlight to fill the home all day long. The center of the main level is a timeless kitchen, equipped with beautiful wood shaker cabinetry by Bow Valley (with dovetail drawer boxes for durability), a large central island, granite countertops, and stainless-steel appliances. The kitchen seamlessly connects to both the dining and living areas, perfect for entertaining. The dining room overlooks the backyard and offers direct access to the outdoors, ideal for indoor-outdoor living. The formal living room centers around a cozy gas



fireplace with a stone surround and solid wood mantel. A 2-pc powder room, walk-through pantry, and a spacious rear mudroom complete the main floor. Upstairs, the curved staircase leads to a bright and versatile bonus room with vaulted ceilings, perfect as a play area or additional family space. The primary suite, located at the rear of the home for privacy, features dual vanities, a large soaker tub, a fully tiled walk-in shower, a private water closet, and a generous walk-in closet. Two additional bedrooms share a 4-pc bathroom. A large laundry room with extra cabinetry and linen storage adds practicality to this level. The fully developed basement provides even more space, featuring a large recreation room with a second gas fireplace, a media zone, and room for a home gym or children's play area. A fourth bedroom, a 3-piece bathroom with a fully tiled walk-in shower, and a large storage/utility room complete the lower level. The home is heated by a dual-furnace system, ensuring efficient temperature control throughout. Additional upgrades include a 3-zone irrigation system (1 front, 2 back), and wiring for sound. Outside, the professionally landscaped yard is designed for both relaxation and entertaining. It features a composite deck with a gas line for a BBQ, lower patios with concrete planters, and a gas line for an outdoor firepit. The oversized triple garage is fully insulated for year-round use and offers plenty of space for vehicles, tools, and storage.

Built in 2013

Essential Information

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|-----------|-------------|
| MLS® # | A2209435 |
| Price | \$1,099,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,411 |
| Acres | 0.12 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 144 Auburn Sound Manor Se |
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 0R6 |

Amenities

| | |
|----------------|--|
| Amenities | Beach Access |
| Parking Spaces | 6 |
| Parking | Driveway, Garage Faces Front, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, ENERGY STAR Qualified Dishwasher |
| Heating | Forced Air |
| Cooling | Full |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Basement |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard |
| Lot Description | Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stone, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Zoning | R-G |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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