

# \$1,189,900 - 76 Auburn Sound Manor Se, Calgary

MLS® #A2204214

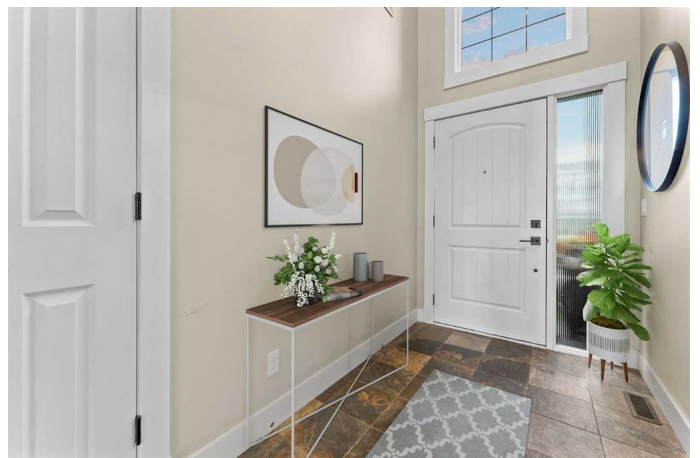
**\$1,189,900**

6 Bedroom, 4.00 Bathroom, 2,699 sqft

Residential on 0.01 Acres

Auburn Bay, Calgary, Alberta

6 BEDS plus DEN | LEGAL SUITE  
BASEMENT 3 BEDS | WALK OUT  
BASEMENT | WALKING TO POND  
PATHWAY | PRIME LOCATION IN AUBURN  
BAY | Welcome to this stunning Morrison  
Estate Home with a brand new Legal Suite on  
Walk Out Basement backing into the pond  
pathway in a premiere lake community -  
Auburn Bay! Nestled on one of the most  
coveted streets, this gorgeous property offered  
an expansive 2,700 sqft of premium living  
space above grade, situated on an oversized  
west-facing pie shape lot, along with an  
additional 1,000 sqft of Legal Basement Suite!  
Lots of noteworthy updates have been done  
this year, including a new carpet for the upper  
floor, new appliances including a 4-door fridge  
and a dishwasher, a floor-to-ceiling fireplace,  
and a new high-efficiency furnace.  
Upon the entrance, you are greeted with  
soaring vaulted ceilings and an adjacent office  
or den. The main floor seamlessly flows from  
the spacious formal dining room into an  
entertainer's paradise, featuring an open  
concept living room, an oversized chef's  
kitchen with granite island and countertops,  
built-in appliances, a new tile backsplash,  
freshly painted maple cabinetry, a convenient  
walk-through pantry, and a guest powder  
room. There is more, a 40-foot deck with a  
BBQ Gas line allowing you to enjoy panoramic  
views of the mountains, city, and pond with the  
beautiful evening sunset. Moving to the upper  
floor, you'll see a huge bonus room with large



windows, perfect for family movie nights or entertainment. Also at this level, there are 2 larger bedrooms, an impressive Master Bedroom with a spa en suite jetted tub, walk-in closet, and private Balcony for relaxing and taking the outstanding views. Have we mentioned about the newly finished Legal Basement with bright and walk-out yet? Yes, this legal basement with 3 bedrooms is perfect for additional living space separated completely with its own brand-new appliances for the kitchen and laundry room. Plenty of options with this amazing legal basement from long-short term rental to generational living. The property comes with 2 furnaces, and 2 air conditioners ensuring optimal comfort throughout the hot summer months. With two Catholic schools and a public school conveniently within walking distance, you can enjoy the ease of walking your children to school. The home's advantageous location also offers quick access to the private lake, parks, playgrounds, public library, and the largest YMCA facility in Canada.

Built in 2009

### **Essential Information**

MLS® #	A2204214
Price	\$1,189,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,699
Acres	0.01
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	76 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G5

## Amenities

Amenities	Beach Access, Park, Party Room, Playground, Recreation Facilities, Recreation Room, Boating, Picnic Area, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, On Street
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Barbecue, Garden, Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	5

Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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