

**67 Auburn Sound Manor SE**  
**Calgary, Alberta**

**MLS # A2284471**



**\$949,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Auburn Bay   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,673 sq.ft.   | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Few Trees, Lake, Landscaped, Lawn, Level, Private, Underground Sprinklers, |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |     |
| <b>Inclusions:</b> | Hot Tub   |                   |     |

Welcome to this beautifully appointed 5-bedroom estate home in the prestigious Estates of Auburn Bay &mdash; where upscale living meets an exclusive lakeside lifestyle. Featuring RARE PRIVATE LAKE ACCESS just steps away, this property offers a level of year-round recreation and privilege that is highly sought-after and seldom available. Homes with direct private access to Auburn Bay Lake are limited and in extremely high demand, making this a truly exceptional ownership opportunity. Step inside to discover a thoughtfully designed floorplan beginning with a spacious front foyer that opens into a stunning open-concept main level. A striking double-sided gas fireplace creates warmth and ambiance, beautifully connecting the great room with the adjacent living spaces &mdash; perfect for both everyday comfort and elegant entertaining. The home is also equipped with central air conditioning, ensuring comfort throughout Calgary&rsquo;s warm summer months. At the heart of the home is a chef-inspired kitchen featuring custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances including a gas cooktop, mosaic glass tile backsplash, and a massive central island ideal for casual dining and hosting. Upstairs, you&rsquo;ll find four generously sized bedrooms, including a serene primary retreat complete with a walk-in closet and luxurious 5-piece ensuite. The upper level also offers a bright bonus room, a stylish 5-piece main bathroom with double vanity, and an oversized laundry room finished with quartz countertops and extensive folding and storage space &mdash; designed with busy families in mind. The partially finished basement already includes a fifth bedroom and provides a blank canvas for your vision &mdash; whether it be a home theatre, fitness studio, games room, or guest suite. Step outside to a fully fenced

and professionally landscaped yard surrounded by mature trees and shrubs. Enjoy the spacious deck, pergola, and private hot tub &mdash; creating the perfect outdoor retreat for year-round relaxation and entertaining. The yard is further enhanced by a built-in irrigation system, making lawn and garden maintenance effortless while keeping the landscaping lush all season long. Ideally located within walking distance to ponds, scenic pathways, parks, and playgrounds, this is a rare chance to secure one of Auburn Bay&rsquo;s most coveted estate properties &mdash; combining luxury, location, comfort, and an irreplaceable lake lifestyle.