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38 Auburn Sound Circle SE
Calgary, Alberta

MLS # A2352272

$984,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,410 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Steam Shower

This beautifully maintained ALBI ESTATE HOME combines generous living spaces, thoughtful upgrades and an exceptional location on a QUIET CRESCENT in the sought-after lake community of Auburn Bay. With 4 BEDROOMS, 3.5 BATHROOMS, a FULLY FINISHED BASEMENT and an OVERSIZED HEATED TRIPLE ATTACHED GARAGE, every detail reflects comfort and functionality. A private foyer with a built-in bench welcomes you inside, where 9' CEILINGS, HARDWOOD FLOORING and an elegant CURVED STAIRCASE establish a warm first impression. Tucked behind double glass pocket doors, the ENCLOSED OFFICE makes working from home both comfortable and convenient, while a discreet powder room adds everyday practicality. Expansive windows fill the open-concept living areas with natural light and showcase the beautifully landscaped backyard. Gather around the GAS FIREPLACE with its handsome mantel, or entertain in the spacious kitchen, complete with GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, abundant cabinetry, an ENCLOSED PANTRY and a LARGE CENTRAL ISLAND with casual breakfast bar seating. Encased in windows, the generous dining area accommodates memorable gatherings while overlooking the mature trees and greenery outside. A HUGE MUDROOM keeps daily essentials organized, with the graceful curved staircase connecting all 3 levels. Upstairs, the bright BONUS ROOM impresses with its CATHEDRAL CEILING creating an inviting space for movie nights or family relaxation. Retreat to the generous primary bedroom, where a LARGE WALK-IN CLOSET and luxurious 5-PIECE ENSUITE await. Dual vanities, a SOAKER TUB and a separate STEAM SHOWER bring a spa-inspired experience to your daily routine. 2 spacious bedrooms, a 4-piece bathroom and

CONVENIENT UPPER-LEVEL LAUNDRY complete the family-friendly layout. Downstairs, the FULLY FINISHED BASEMENT extends the living space with a large recreation room, 4TH BEDROOM, additional bathroom and spacious mechanical room adding valuable storage. Outside, mature landscaping surrounds the PRIVATE, FULLY FENCED BACKYARD, with a RAISED DECK featuring a GAS BBQ LINE and a GROUND-LEVEL PATIO for outdoor entertaining. CONCRETE WALKWAYS along both sides of the home add convenience, while an IRRIGATION SYSTEM helps maintain the beautiful grounds. Car enthusiasts and hobbyists will appreciate the OVERSIZED TRIPLE ATTACHED GARAGE with TALL CEILINGS, INSULATION, GAS HEATER, 8' GARAGE DOOR, shelving, workbench and MOTORIZED STORAGE LIFT suitable for bikes or a boat. Additional comforts include CENTRAL A/C, DUAL FURNACES, NAVIEN ON-DEMAND HOT WATER, WATER SOFTENER and VACU-FLO. Enjoy the year-round lifestyle of AUBURN BAY with lake access, swimming, skating, parks, pathways and nearby schools. Shopping, restaurants, the SOUTH HEALTH CAMPUS and SETON YMCA are just minutes away, while convenient access to DEERFOOT and STONEY TRAILS makes commuting easy. This exceptional home combines space, comfort and an outstanding location in one of Calgary’s favourite lake communities.

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