\$1,075,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2217523

\$1,075,000

5 Bedroom, 3.00 Bathroom, 2,673 sqft Residential on 0.12 Acres

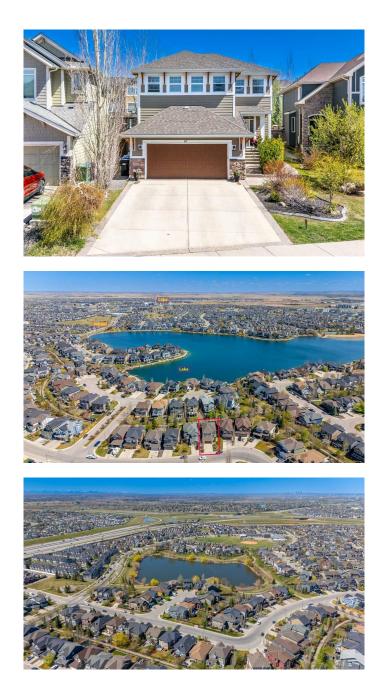
Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 21 FROM 2PM TO 4PM - Welcome to this beautifully appointed 5-bedroom home in the sought-after Estates of Auburn Bay, where upscale living meets lakeside leisure. With private lake access just steps away, this property offers an unmatched lifestyle in one of Calgaryâ€[™]s premier lake communities.

Step inside to discover a thoughtfully designed floorplan featuring a spacious front foyer, a large open-concept main level, and a striking double-sided gas fireplace that adds warmth and ambiance to both the great room and adjacent living spaces. At the heart of the home lies a chef-inspired kitchen with custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances (including a gas cooktop), a mosaic glass tile backsplash, and a massive kitchen island perfect for casual dining and entertaining.

Upstairs, you'll find four spacious bedrooms, including a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The upper level also features a bright and versatile bonus room, a stylishly designed 5-piece bathroom with a double vanity for the kids, and a large laundry room complete with quartz countertops and plenty of space for folding and organizing $\hat{a} \in$ " a dream for busy households.

The partially finished basement includes a fifth



bedroom and awaits your personal touch, offering endless possibilities for customization â€" from a home theatre to a gym or guest suite.

Outdoors, enjoy a fully fenced and landscaped yard with mature trees and shrubs, a spacious deck, private hot tub, and pergola â€" ideal for year-round entertaining. A private pathway leads to your dock, granting year-round access to swimming, kayaking, paddleboarding, and skating.

Ideally located within walking distance to ponds, pathways, parks, and playgrounds, this is a rare opportunity to own in one of Auburn Bayâ€[™]s most coveted enclaves.

Built in 2012

Essential Information

| MLS® # | A2217523 |
|----------------|-------------|
| Price | \$1,075,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,673 |
| Acres | 0.12 |
| Year Built | 2012 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 67 Auburn Sound Manor Se |
|-------------|--------------------------|
| Subdivision | Auburn Bay |
| City | Calgary |
| County | Calgary |

| Province | Alberta | |
|------------------------|--|--|
| Postal Code | T3M 0G5 | |
| Amenities | | |
| Amenities | Beach Access, Park, Playground, Racquet Courts | |
| Parking Spaces | 4 | |
| Parking | Double Garage Attached | |
| # of Garages | 2 | |
| Interior | | |
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound | |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop | |
| Heating | Forced Air | |
| Cooling | Central Air | |
| Fireplace | Yes | |
| # of Fireplaces | 1 | |
| Fireplaces | Gas | |
| Has Basement | Yes | |
| Basement | Full, Partially Finished | |
| Exterior | | |
| Exterior Features | Lighting, Private Yard | |
| Lot Description | Back Yard, Landscaped, Lawn, Level, Private | |
| Roof | Asphalt | |
| Construction | Stone, Wood Frame, Cement Fiber Board | |
| Foundation | Poured Concrete | |
| Additional Information | | |
| Date Listed | May 8th, 2025 | |
| Days on Market | 44 | |
| Zoning | R-G | |
| | | |

HOA Fees 699 HOA Fees Freq. ANN

Listing Details

Listing Office 4th Street Holdings Ltd.

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