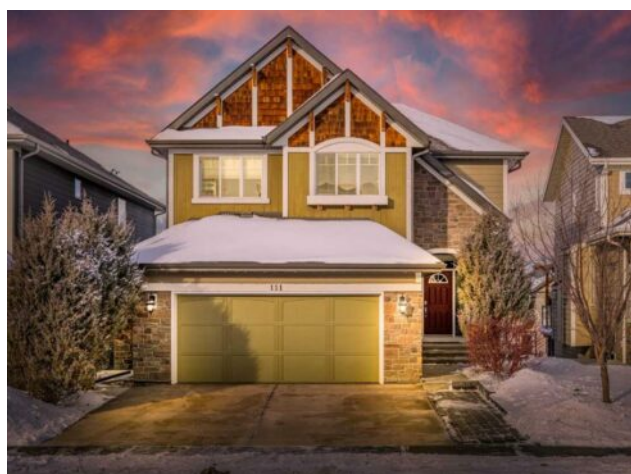


151 Auburn Sound Circle SE
Calgary, Alberta

MLS # A2266064



\$1,050,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,677 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Gemstone lights, Built-in Sound System, Hot tub, garden shed, built-in sound system receiver

LAKE COMMUNITY | WALKOUT BASEMENT | 5 BEDROOMS | BACKING ONTO PARK & PATHWAY. This home has it all! Check out the virtual tour! Nestled in the highly sought-after, family-friendly lake community of Auburn Bay, this stunning home offers over 3,800 sq. ft. of living space with 4 bedrooms up and a fully finished walkout basement. Step inside to a bright and inviting layout featuring warm hardwood floors, large windows, and a two-sided gas fireplace that elegantly connects the living room and flex area - perfect as a sitting area, office/homework space or cozy reading nook. The kitchen is a chef's delight, showcasing granite countertops, full-height maple cabinetry with soft-close drawers, stainless steel appliances, a corner pantry, and a large island with seating for five. Enjoy serene views of the landscaped backyard and pathway from the spacious upper deck. Upstairs, retreat to a luxurious primary suite with a spa-inspired ensuite, along with three additional bedrooms, a bonus room, and a convenient upper laundry room. The walkout basement - now featuring brand-new carpet - offers a large recreation room, a fifth bedroom, and a full bathroom, ideal for guests or extended family. Outside, you'll love the hot tub with privacy enclosure, stone patio, pergola, and direct access to the park and walking path. The heated double garage includes epoxy flooring and a utility sink. Additional features include central A/C and exterior Gem Lights. Enjoy year-round lake access with swimming, paddleboarding, and skating just minutes away. Don't miss your chance to live in one of Calgary's most desirable communities—Auburn Bay!