

**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		

OPEN HOUSE SATURDAY FEBRUARY 7TH FROM 1:00PM TO 4:00PM. Welcome to this beautifully appointed 5-bedroom estate home in the prestigious Estates of Auburn Bay — 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 — perfect for both everyday comfort and elegant entertaining. The home is also equipped with central air conditioning, ensuring comfort throughout Calgary'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'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 — designed with busy families in mind. The partially finished basement already includes a fifth bedroom and provides a blank canvas for your vision — 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 — 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's most coveted estate properties — combining luxury, location, comfort, and an irreplaceable lake lifestyle.