

# \$1,200,000 - 147 Auburn Sound Circle Se, Calgary

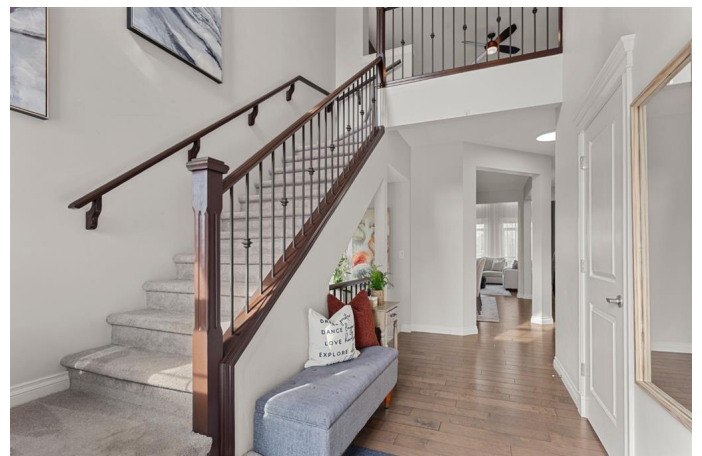
MLS® #A2203636

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 2,782 sqft  
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

THIS HOME IS A MASTERPIECE - check out the video tour! Located on a family-friendly street w/ a gorgeous exterior, youâ€™ll find house 147. Youâ€™re greeted w/ a grand entrance. Ultra high ceilings & a beautiful staircase, while at a distance you see these BIG windows that leave you longing for more. You have a formal dining room - a perfect spot for family dinners or for a grand piano. Hardwood floors adorn your main level & your living room ft. floor to ceiling windows that are a STATEMENT PIECE IN THIS HOME. With blinds+CUSTOM DRAPERY that adds elegance. You have a STONE GAS FIREPLACE & this living room is the perfect spot to gather w/ friends/family, moving throughout the open concept kitchen, chatting over your oversized island, sitting at your breakfast nook, or spending time outdoors on your oversized deck. The KITCHEN - light neutral cabinets, a chimney hoodfan, gas cooktop, a corner pantry & a NEW Bosch fridge & dishwasher PLUS you have a breakfast nook w/ a Restoration Hardware light. A powder door, cleaning closet & a big mudroom w/ custom built-ins thatâ€™s EVERY MOMS DREAM finish off this floor, along w/ your tandem 3-car garage, where the 3rd bay has been converted into a GYM w/ extensive work like heating, mirrors, electrical, gym mats. This gym could also be a music/band room, a Youtube studio, you name it! Upstairs, youâ€™re met w/ a BONUS ROOM w/ a railing open to below & away from



the kids rooms is your Primary Bedroom where you have wrap-around windows where you can catch a glimpse of the mountains & Calgary's downtown at a distance. Your ensuite has a HIS & HERS VANITY w/ granite countertops. A soaker tub, glass enclosed shower & a walk-in closet. Down the hall you have a laundry room w/ NEW Miele washer/dryer & a linen closet. You have 2 additional bedrooms & the kids bathroom. Your walk-out basement has a 4th & 5th bedroom, a large 3rd bathroom w/ a tiled glass shower & down the hall you have a large TV area surrounded by big windows. The set-up/privacy of this space to the rest of the basement, would be perfect for someone w/ a home business or for a teenager. You have A/C & upgraded carpets in the upper level, basement & stairs + a Lennox furnace, a new water softener; hot water tank & water filtration syst. Now onto the backyard - out here you walk out to your lower deck, or the perfect spot for a future hot tub. Close to \$20K was spent in landscaping, creating a patio for your built-in firepit, laying new grass, adding rose bushes & an incredible custom-built Cedar Sauna (over \$40K) - the Cedar smell is AMAZING! It heats w/ a wooden stove (up to 120C) & you can fit 6+ people. Your lot backs onto a scenic pathway that leads to the communities Public & Catholic schools & you have newly built light-up stairs connecting your upper deck & lower patio. NEWLY PAINTED EXTERIOR & GEMSTONE LIGHTING IN THE FRONT & BACK. Located in an award winning LAKE community that's perfect for kids to grow up in. WATCH THE VIDEO!

Built in 2014

### **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | A2203636    |
| Price  | \$1,200,000 |

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,782       |
| Acres          | 0.12        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 147 Auburn Sound Circle Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 0R8                    |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Beach Access, Clubhouse, Park, Parking, Party Room, Picnic Area, Playground, Recreation Facilities, Recreation Room, Snow Removal, Racquet Courts |
| Utilities      | Natural Gas Available   |
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Secured, Tandem |
| # of Garages   | 2   |
| Waterfront     | Lake, Lake Privileges   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sauna |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood  |

|                 |   |
|-----------------|---|
| Heating         | Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings<br>Baseboard, High Efficiency, Fireplace(s), Forced Air, Hot Water, Natural Gas |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Gas Starter, Living Room, Stone  |
| Has Basement    | Yes   |
| Basement        | Exterior Entry, Finished, Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Entrance  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 14               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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