

# \$1,189,900 - 76 Auburn Sound Manor Se, Calgary

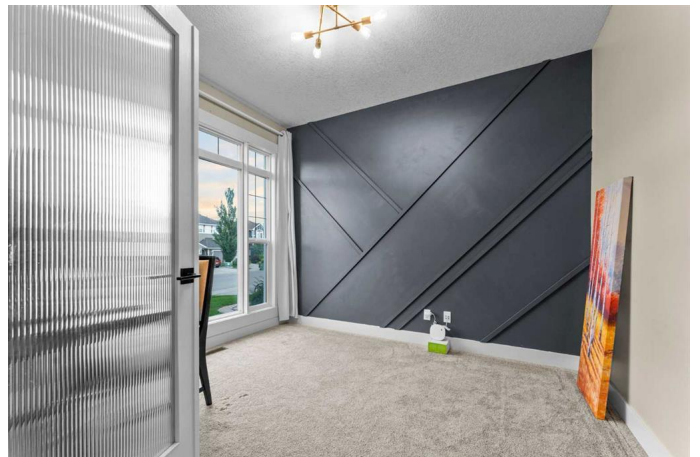
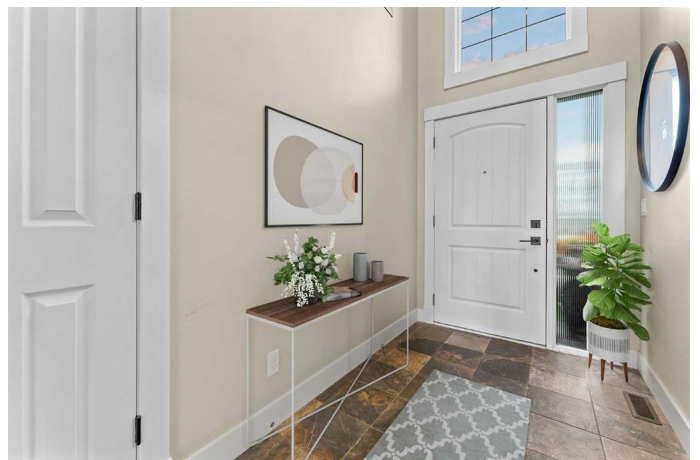
MLS® #A2204214

**\$1,189,900**

6 Bedroom, 4.00 Bathroom, 2,699 sqft  
Residential on 0.01 Acres

Auburn Bay, Calgary, Alberta

6 BEDS plus DEN | LEGAL SUITE  
BASEMENT 3 BEDS | WALK OUT  
BASEMENT | WALKING TO POND  
PATHWAY | PRIME LOCATION IN AUBURN  
BAY | Welcome to this stunning Morrison  
Estate Home with a brand new Legal Suite on  
Walk Out Basement backing into the pond  
pathway in a premiere lake community -  
Auburn Bay! Nestled on one of the most  
coveted streets, this gorgeous property offered  
an expansive 2,700 sqft of premium living  
space above grade, situated on an oversized  
west-facing pie shape lot, along with an  
additional 1,000 sqft of Legal Basement Suite!  
Lots of noteworthy updates have been done  
this year, including a new carpet for the upper  
floor, new appliances including a 4-door fridge  
and a dishwasher, a floor-to-ceiling fireplace,  
and a new high-efficiency furnace.  
Upon the entrance, you are greeted with  
soaring vaulted ceilings and an adjacent office  
or den. The main floor seamlessly flows from  
the spacious formal dining room into an  
entertainer's paradise, featuring an open  
concept living room, an oversized chef's  
kitchen with granite island and countertops,  
built-in appliances, a new tile backsplash,  
freshly painted maple cabinetry, a convenient  
walk-through pantry, and a guest powder  
room. There is more, a 40-foot deck with a  
BBQ Gas line allowing you to enjoy panoramic  
views of the mountains, city, and pond with the  
beautiful evening sunset. Moving to the upper  
floor, you'll see a huge bonus room with large



windows, perfect for family movie nights or entertainment. Also at this level, there are 2 larger bedrooms, an impressive Master Bedroom with a spa en suite jetted tub, walk-in closet, and private Balcony for relaxing and taking the outstanding views. Have we mentioned about the newly finished Legal Basement with bright and walk-out yet? Yes, this legal basement with 3 bedrooms is perfect for additional living space separated completely with its own brand-new appliances for the kitchen and laundry room. Plenty of options with this amazing legal basement from long-short term rental to generational living. The property comes with 2 furnaces, and 2 air conditioners ensuring optimal comfort throughout the hot summer months. With two Catholic schools and a public school conveniently within walking distance, you can enjoy the ease of walking your children to school. The home's advantageous location also offers quick access to the private lake, parks, playgrounds, public library, and the largest YMCA facility in Canada.

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204214    |
| Price          | \$1,189,900 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,699       |
| Acres          | 0.01        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 76 Auburn Sound Manor Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0G5                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Boating, Park, Party Room, Picnic Area, Playground, Recreation Facilities, Racquet Courts, Recreation Room |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Front Drive, On Street   |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan                                    |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Garden, Playground, Private Entrance   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Private, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Wood Frame, Composite Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 13               |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 494 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.