

\$978,000 - 11 Auburn Sound Cove Se, Calgary

MLS® #A1142120

\$978,000

4 Bedroom, 4.00 Bathroom, 2,721 sqft
Residential on 0 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautiful Estate home, masterfully built by Morrison Homes, at one of most prestigious addresses in Auburn Bay. Located in a quiet cul-de-sac near the lake, this custom built home (with over 3,657 sq ft of finished living space) presents elegance and appeal, well suited for all lifestyles. With the Private Access to Auburn Bay Lake and lakeside amenities, nearby walking trails around the pond and multiple playground areas, one can enjoy great outdoor activities all year round with the whole family. In addition, there are schools, banking services, shopping centers, golf courses and entertainment centers within short distances. After the tall ceiling entrance, the main floor features an office, a formal dining area and an impressive kitchen for culinary splendor. Adjacent to the kitchen and walk thru pantry, there is a charming living room with a gas fireplace and a large breakfast nook overlooking the backyard. The upstairs space consists of the cozy bonus room with a partial lake view, the laundry and the 3 bedrooms, including the oversized master bedroom with a walk in closet and the impressive view of the Rockies. The master bdrm ensuite bath has a jet tub and a shower.

The fully finished walk out basement features a large home entertainment area with a projection unit and built in surround sound system. A workout room, an extra bedroom and a 3 piece bathroom complete the versatile



basement layout.

High efficiency heating system and air conditioning system provides all year round indoor comfort. Also included in this home: a water softener system, humidifier system, central vacuum system with accessories, an automatic lawn sprinkler system, an attached double garage and a wonderfully landscaped front yard.

Built in 2009

Essential Information

MLS® #	A1142120
Price	\$978,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,721
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Auburn Sound Cove Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G6

Amenities

Amenities	Recreation Facilities, Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), French Door, Wired for Sound

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven, ENERGY STAR Qualified Appliances, Garburator, Water Softener

Heating Forced Air, Natural Gas

Cooling Sep. HVAC Units

Has Basement Yes

Basement Finished, Walk-Out

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Blower Fan, Glass Doors

Exterior

Exterior Features Private Yard, Rain Gutters, Storage, Garden, Permeable Paving, Rain Barrel/Cistern(s)

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Treed, Views, Creek/River/Stream/Pond, Cul-De-Sac, Garden

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 24th, 2021

Days on Market 92

Zoning R-1

HOA Fees 653

HOA Fees Freq. ANN

Listing Details

Listing Office Courtesy Of REAL PROPERTY MANAGEMENT RENFREW

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