



THE
A-TEAM

**RE/MAX
FIRST**

138 AUBURN SOUND View, Calgary T3M0E1

MLS® #: **A2122321**

Area: **Auburn Bay**

Listing Date: **04/11/24**

List Price: **\$1,198,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,295 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,717**
Low Sqft:
Ttl Sqft: **2,717**

DOM

38
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Few Trees,Lake,Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot,Views Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency**
Sewer:
Ext Feat: **BBQ gas line,Garden**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Smart Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`3" x 16`7"	Kitchen	Main	13`3" x 14`11"
Foyer	Main	5`4" x 9`3"	Office	Main	9`11" x 10`11"
Breakfast Nook	Main	13`4" x 7`11"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`5" x 22`4"	Bedroom	Upper	9`11" x 14`11"

Bedroom
Laundry
5pc Ensuite bath
Bedroom
Laundry
Furnace/Utility Room

Upper
Upper
Upper
Lower
Lower
Lower

11`7" x 15`0"
7`11" x 5`5"

14`6" x 13`6"
9`3" x 7`6"
27`0" x 20`3"

Family Room
Walk-In Closet
4pc Bathroom
Game Room
4pc Bathroom

Upper
Upper
Upper
Lower
Lower

19`2" x 17`2"
4`9" x 15`0"

27`10" x 20`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0612118

Zoning:
R-1

Remarks

Pub Rmks:

This LAKE ACCESS custom built Morrison Home is located in the desirable community of AUBURN BAY! Featuring 4 bedrooms, 4 bathrooms and 3500 sq/ft of total developed living space, this tastefully designed home experienced a full remodel from 2020-2023! Upon entering you'll be welcomed with a vaulted foyer, a main floor office and a walkway through to the formal dining room that's equipped for 10-12 people. The office and dining space feature hardwood floors (2020) while the rest of the main floor has well kept Travertine tile. Entering the back of the home you'll appreciate an open concept kitchen/dining/living room floor plan with large east facing windows allowing for maximum sunlight while the AC keeps you cool in the summer. The living room design allows for easy furniture placement while centering your gas fireplace. The kitchen has been elegantly revamped with new cabinets, leathered granite countertops, a 6 burner gas stove, loads of storage and a pantry/coffee bar. The main floor is complete with a half bath, mudroom and access to your attached two car garage. Upstairs has hardwood floors, a large, west facing bonus room, wrought-iron rails, 3 total bedrooms, a laundry room, a 4 piece bathroom and a primary retreat that you see in magazines! The primary bedroom can easily fit a king bed and comes with a spa-like 5 piece ensuite with heated floors, his and her sinks, a free standing tub, a tiled shower and a water closet. The primary retreat has views of the lake and is complete with a walk-in closet. The finished basement has LVP flooring, a large open rec/gym space and a 4th bedroom, a second laundry location and storage. Stepping outside you'll be wow'd by the professionally landscaped backyard that features a two tier deck, stamped concrete sitting area, gas line and direct access to a walking path that leads down to your shared dock that all your amazing neighbors gather at! Upgrades: Newer soft water system 2020, extra large hot water tank 2014, all new lighting 2020, wall slats in garage for storage, room darkening blinds in all bedrooms, New ecobee smart thermostat 2024, new smart garage door opener 2023, smart ring doorbell 2024, smart home porch lights 2024, vacuflo system with 1 hose and floor attachment, smoke detectors 2024 , garburator, wine/bar fridge combo in the pantry, new doors and barn doors, newer casings and baseboards, zone controlled furnaces and air conditioners, all eavestroughs and downspouts replaced in the spring.

Inclusions:
Property Listed By:

**Garage remote, garage control, shed
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











