



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 AUBURN SOUND Manor, Calgary T3M0R6**

MLS®#: **A2153830**      Area: **Auburn Bay**      Listing Date: **08/15/24**      List Price: **\$999,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,016 sqft**  
 Lot Shape: **13.45m x 34.66m**

Finished Floor Area  
 Abv Sqft: **2,967**  
 Low Sqft:  
 Ttl Sqft: **2,967**

DOM

**160**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Landscaped,Standard Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Cement Fiber Board,Concrete,Stone**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Humidifier,Induction Cooktop,Washer,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**  
 Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Steam Room**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>150`0" x 15`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 9`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 15`6"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 9`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`10" x 5`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>15`0" x 4`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 10`11"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`5" x 18`10"</b>

Storage  
 Bedroom  
 Other  
 2pc Bathroom  
 6pc Bathroom

Basement 10`0" x 8`3"  
 Basement 13`2" x 10`10"  
 Basement 10`5" x 2`0"  
 Main 5`4" x 5`6"  
 Basement 10`10" x 10`10"

Family Room  
 Bedroom  
 Laundry  
 5pc Bathroom  
 6pc Ensuite bath

Basement 20`5" x 19`10"  
 Basement 14`8" x 12`4"  
 Basement 10`0" x 6`10"  
 Upper 10`11" x 4`11"  
 Upper 7`1" x 16`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0814240**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this SPECTACULAR luxurious 5 bedroom, 3.5 bathrooms, 9-foot ceiling height and 8-foot doors on all floors with a fully developed basement with A/C nestled in the prestigious lake community of Auburn Bay SE. With over 4200sqft of living space, 5-piece steam shower spa retreats walk into luxury and comfort. Upgraded custom blinds throughout, smart home with central audio controls and ceiling speakers in most rooms. Into the living room, is a large remote control gas fireplace surrounded by large marble tiled wall, great for cold winter nights. The outstanding gourmet kitchen has the largest granite countertops and hidden storage cabinet spaces within. The large breakfast nook accommodates another full-sized dining table. This upgraded Smart home comes with ceiling speakers and CAT 6 wired for the future in all rooms. Upstairs you will find the delightful large front bonus room with 7.1 surrounds system. The master bedroom boasts a relaxing 5-piece spa ensuite and large custom walk-in closet for his and hers that leads to the laundry room with custom cabinets and sink. Additional 2 large bedrooms with custom closet, 4 pc main baths with upgraded custom tiles, 9 feet ceiling height and 8-foot doors completes the upper floor. Walk down the spiral staircase and enter the fully developed 2-bedroom basement with a large 5-piece steam shower spa bathroom, ceiling speaker's ideal for that spa treatment. The large family / home theatre with the latest 11.2 surround system also boasts a gas fireplace decorated by a stones wall. Upgraded faucets throughout & more completes this spectacular home. This home is also equipped with a Central vacuum system, water softener, 2 high efficiency furnaces, 2 A/C and a Water softener. The Auburn Bay community is centered on private Lake living for residents and friends only.**

Inclusions:  
 Property Listed By: **WATER FILTER  
 TREC The Real Estate Company**

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





















