

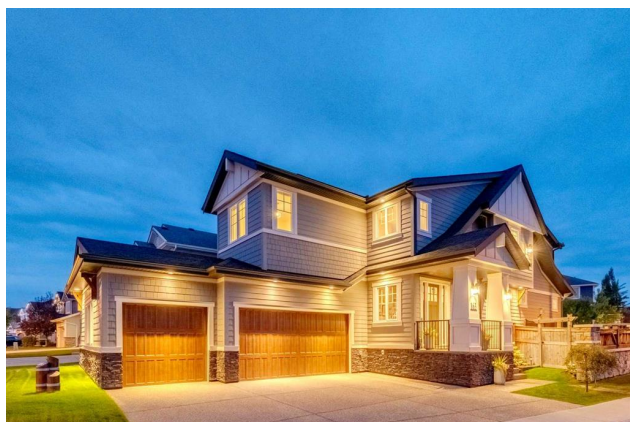


THE
A-TEAM

**RE/MAX
FIRST**

163 AUBURN SOUND Manor, Calgary T3M 0R9

MLS®#: **A2168751** Area: **Auburn Bay** Listing Date: **10/03/24** List Price: **\$1,399,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **7,147 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,804**
 Low Sqft:
 Ttl Sqft: **2,804**

DOM

3
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Gazebo,Lake,Landscaped,Street Lighting,Private,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`0" x 13`0"	Dining Room	Main	13`0" x 11`0"
Living Room	Main	19`6" x 17`0"	Den	Main	10`0" x 10`0"
Bonus Room	Upper	16`6" x 14`0"	Laundry	Upper	12`0" x 6`0"
Bedroom - Primary	Upper	15`0" x 14`0"	Bedroom	Upper	12`0" x 10`0"
Bedroom	Upper	12`6" x 10`6"	2pc Bathroom	Main	5`0" x 5`0"
4pc Bathroom	Upper	12`0" x 5`6"	5pc Ensuite bath	Upper	13`6" x 11`6"

Title:
Fee Simple
 Legal Desc:

1412572

Zoning:
R-G

Remarks

Pub Rmks: **Experience Private Lake Living with Exclusive Lake Access and a Showstopper Backyard! Welcome to a rare gem in the desirable community of Auburn Bay! Just a short stroll to your semi-private dock located on the largest and most sought-after lake access. This custom-built Albi Estate home is nestled on a serene cul-de-sac and offers over 2,800 sq ft of luxury living in a stunning two-storey design. Upon entering through the custom front door, you are greeted by an open floor plan bathed in natural light from large south windows. The main floor boasts high ceilings, a spacious living room with a stone fireplace, a bright dining area, and a versatile home office. The chef's kitchen is a culinary dream, featuring floor-to-ceiling cabinetry, an oversized island, and a gourmet integrated appliance package. Upstairs, you'll find 8' ceilings, a large bonus room, an oversized laundry room with plenty of storage, two generously sized bedrooms, and a grand primary suite. The spa-like ensuite is a sanctuary with a 9' marble vanity, a luxurious oversized shower, and custom cabinetry in the walk-in closet. The undeveloped basement with 9' ceilings offers limitless potential for you to personalize. Step outside into your private backyard oasis, which is exceptionally landscaped and creates an outdoor paradise. Enjoy a two-tiered deck, custom bar and BBQ area, kids' playhouse (easily converted to a future shed), and a stunning gazebo surrounded by lush trees and perennials, providing beauty and privacy. With central air conditioning, no detail has been overlooked. The triple-attached garage, insulated, drywalled, and gas-heated, is perfect for a workshop or future car lift. Living in Auburn Bay means enjoying a lakeside lifestyle with year-round amenities: an expansive beach, lake access, a spray park, a recreation facility, tennis courts, fishing, water sports, and skating. Everything you need is just minutes away, from shops and cafes to professional services. This lake access property provides direct pathway access to a private dock shared with only a few neighbours, making it the ideal spot to enjoy the lake from your backyard. Don't miss this unique opportunity to experience cottage-style vacation living in the city. Your oasis awaits!**

Inclusions: **2nd Fridge in Pantry. Garage Storage Racks and Blue Cabinetry is Included.**

Property Listed By: **RE/MAX Real Estate (Central)**

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



