



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 AUBURN SOUND View, Calgary T3M 0E4**

MLS®#: **A2169761**

Area: **Auburn Bay**

Listing Date: **10/02/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **5,069 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lake,Landscaped,Private,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached**

DOM

**4**

Layout

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Composite Siding,Concrete,Stone,Wood  
Frame,Wood Siding**

Flooring:  
**Carpet,Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`2"
Kitchen	Main	18`5" x 17`8"
Office	Main	11`8" x 12`2"
5pc Ensuite bath	Upper	20`7" x 11`5"
Bedroom	Upper	11`2" x 13`2"
Laundry	Upper	9`1" x 8`11"

Room	Level	Dimensions
Dining Room	Main	13`6" x 7`7"
Living Room	Main	16`7" x 15`6"
4pc Bathroom	Upper	4`11" x 8`5"
Bedroom	Upper	10`11" x 12`4"
Bonus Room	Upper	15`0" x 18`7"
Bedroom - Primary	Upper	14`0" x 15`9"

Walk-In Closet  
Other  
Family Room

Upper  
Basement  
Basement

11`2" x 7`1"  
11`2" x 11`3"  
33`10" x 22`6"

3pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

8`5" x 5`0"  
8`11" x 11`7"  
9`1" x 10`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0613854**

Zoning:  
**R-G**

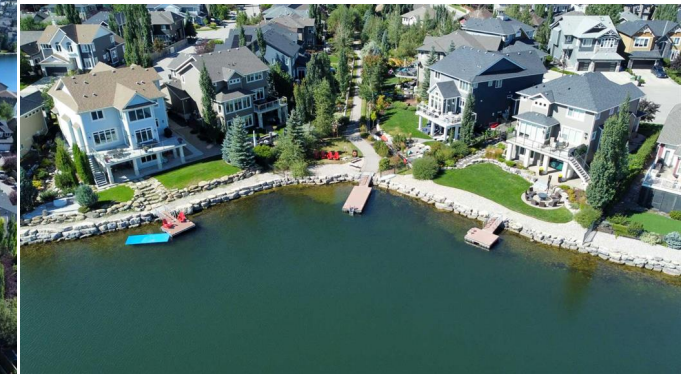
Remarks

Pub Rmks: **OPEN HOUSE: Saturday October 05, 1-3PM. This LAKE ACCESS, 2-story Albi-built home is located in the desirable community of AUBURN BAY! This fully developed immaculate home features 4 bedrooms and 4 bathrooms. Upon entering the front door you are welcomed with an office/flex room overlooking the front porch and a foyer that opens into the main living area where you will find a living room, dining area and a freshly renovated dream gourmet kitchen with floor-to-ceiling cabinets, matching white backsplash, quartz countertops, oversized center island with sink, dishwasher, built in microwave, seating for casual entertaining and a walk-through pantry. The main floor is finished with a 2pc bathroom, Custom Built in Organizers in your spacious mud room and Luxury vinyl plank floors. Upstairs you will find a bonus room with vaulted ceilings, 2 generously sized bedrooms & luxurious master retreat with a 5pc ensuite featuring dual sinks, a soaker tub & a walk-in closet that connects to the upper laundry room. The finished basement includes a custom-built wet bar, flex room, family room perfect for movie nights, another bedroom and a 3pc bath. Outside you will find a beautifully landscaped yard with a private deck, hot tub, a firepit and private lake and dock access. Don't miss your chance to view this amazing luxury home!**

Inclusions:  
Property Listed By:

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

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













224 Auburn Sound View SE, Calgary, AB

Main Floor - Exterior Area 1201.14 sq ft  
Excluded Area 515.55 sq ft



PREPARED: 2024/06/20

White regions are excluded from total floor area in OSQIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

224 Auburn Sound View SE, Calgary, AB

2nd Floor - Exterior Area 1405.55 sq ft



PREPARED: 2024/06/20

White regions are excluded from total floor area in OSQIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

224 Auburn Sound View SE, Calgary, AB

Basement (Below Grade) Exterior Area 1131.14 sq ft  
Excluded Area 18.34 sq ft



PREPARED: 2024/06/28



While regions are excluded from total floor area in G2/G3E, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.