



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**140 AUBURN SOUND Manor, Calgary T3M0R6**

MLS®#: **A2178199**

Area: **Auburn Bay**

Listing Date: **11/08/24**

List Price: **\$1,075,000**

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: **5,198 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,016**  
Low Sqft:  
Ttl Sqft: **3,016**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Few Trees,Lake,Lawn,Garden,Landscaped,Level,Yard Drainage,Yard Lights,Rectangular Lot Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central**  
Sewer:  
Ext Feat: **BBQ gas line,Garden,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Induction Cooktop,Microwave,Oven,Range Hood,Refrigerator,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 14`6"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 11`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 19`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 14`5"</b>
<b>Family Room</b>	<b>Upper</b>	<b>16`3" x 18`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>10`3" x 14`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 15`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 20`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`10" x 15`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 14`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>12`5" x 18`0"</b>

5pc Ensuite bath  
Game Room  
3pc Bathroom  
Walk-In Closet

Upper  
Lower  
Lower  
Upper

0`0" x 0`0"  
33`8" x 20`7"  
0`0" x 0`0"  
8`0" x 14`10"

4pc Bathroom  
Bedroom  
Furnace/Utility Room

Upper  
Lower  
Lower

0`0" x 0`0"  
14`5" x 11`9"  
9`10" x 18`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0814240**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**OPEN HOUSE SATURDAY NOV 23 FROM 1PM - 3PM! Extremely Unique Home! This stunning executive property boasts 4 bedrooms, 4 bathrooms and has been lovingly cared for over the years. Pulling up to this 2013 Morrison built home you will notice the oversized driveway, hardy board exterior, Gemstone lighting, beautiful landscaping and an attractive outdoor sitting area complimented with a privacy fence. Upon entering the home (freshly painted spring 2023) you will be greeted with an open to above entrance as you look through to the impressive 18 foot windows in the living area. To the left is a well lit office/sitting room with a guest bath down the hall. The home opens up to your spacious formal dining room before moving into a beautiful living area with hardwood floors, a stunning gas fireplace and the impressive floor to ceiling windows. Off the living room is the 2nd eating area that is directly off of your gourmet kitchen (upper cabinets painted 2023) which is appointed with quartz counter tops, high end stainless steel appliances including induction stove top, a warming oven, two beverage fridges and pantry. The 10.5 ft. island is perfect for entertaining or casual dinners. The main floor is complete with a mudroom which provides direct access to your drywalled, painted, insulated, heated, epoxy floored Triple tandem garage with 18 ft ceilings (perfect for a car lift or golf simulator/maximum storage/shop) and two floor drains. You will also enjoy access to hot/cold water. Upstairs you will love the airy bonus room with views of downtown Calgary, your backyard and the living room. The primary bedroom is very spacious with room for a king sized bed, dressers and additional furniture. Completing the primary is a five piece ensuite, walk through closet and direct access to a huge laundry room with a window, many cupboards and large countertop. The upstairs is complete with two additional bedrooms and a four piece bathroom. Downstairs, the basement is fully developed and lightly used. It is bright with plenty of pot lights on dimmer switches with a well appointed wet bar. Complete with an attractive 3 piece bathroom, a 4th bedroom and a large furnace room with storage area, this is a great area to enjoy a movie with the family, entertain guests, or to provide a playroom for kids. The well treed backyard provides privacy and has been professionally landscaped with well appointed shrubs and grass. Included are a duradek, hot tub, cobble stone patio, in-ground sprinkler system and a grassed area for kids and pets. Located just steps from wetlands, walking paths, and two elementary schools, St. Giana and Auburn Bay, you are a mere 4 minute drive to the lake entrance. This is a premium location for families and access to nature.**

Inclusions:  
Property Listed By:

**Hot tub  
CIR Realty**

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





















