

146 AUBURN SOUND Circle, Calgary T3M 0R8

MLS®#: **A2179421** Area: **Auburn Bay** Listing Date: **11/18/24** List Price: **\$1,124,900**
 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: **5,694 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,666**
 Low Sqft:
 Ttl Sqft: **2,666**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Many Trees,Underground Sprinklers**
 Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`11" x 13`4"
Kitchen	Main	13`1" x 12`8"
Mud Room	Main	8`10" x 8`7"
Bonus Room	Upper	15`4" x 14`7"
Walk-In Closet	Upper	12`9" x 7`7"
Game Room	Basement	14`8" x 13`4"

Room	Level	Dimensions
Living Room	Main	16`11" x 15`0"
Den	Main	12`4" x 9`11"
Foyer	Main	10`6" x 9`0"
Laundry	Upper	7`8" x 5`7"
Family Room	Basement	29`9" x 14`5"
Furnace/Utility Room	Basement	16`6" x 8`2"

Bedroom - Primary
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

15`3" x 14`7"
13`11" x 11`3"

Bedroom
Bedroom
5pc Ensuite bath
5pc Bathroom

Upper
Basement
Upper
Basement

13`11" x 11`4"
12`0" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0814240

Remarks

Pub Rmks:

O.H: Sat, Nov 23rd 12:00 - 3:00 pm Beautifully designed and extensively upgraded home with a TRIPLE CAR GARAGE! Well OVER \$150K HAS BEEN SPENT ON COMPREHENSIVE UPGRADES to the aesthetic, landscaping and energy efficiency. Ideally located on an extremely FAMILY-FRIENDLY STREET providing a deep sense of community. Just a 4 minute drive to the lake and within walking distance to both Auburn Bay Lakeshore and Bayside Schools. Then come home to a welcoming sanctuary with top-notch upgrades and a stylish design that includes CENTRAL AIR CONDITIONING, CEILING SPEAKERS and gorgeous HERRINGBONE LVP FLOORING. ENERGY EFFICIENT UPGRADES include 25 SOLAR PANELS with a battery pack for electricity (a \$60k upgrade!) and HVAC (with a 10 year transferable warranty) and plumbing upgrades worth another \$60k that include 2 slim profile ultra quiet heat pumps, a boiler system & storage tank, 2 HYDRONIC HE FURNACES with separate heating controls for each floor and UV air purifier filter and a HYDRONIC GARAGE HEATER. A focal fireplace promotes relaxation in the living room flanked by windows that frame the sunny SE backyard. The chef of the household will appreciate the mix of style and function in the stunning kitchen featuring GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES with a GAS STOVE, a corner pantry, a large centre island and clear sightlines into the dining room, great for entertaining. An open FLEX ROOM is a versatile space for a kid's play area or a home office. A privately tucked away powder room and a large mudroom complete this level. LVP flooring continues up the stairs and throughout the upper level. Grand CATHEDRAL CEILINGS adorn the BONUS ROOM creating an airy space for gathering and unwinding. Overlooking the backyard, the primary bedroom is a true owner's retreat with a spacious design, a large walk-in closet with A REAL WOOD CALIFORNIA CLOSET SYSTEM (\$10k upgrade!) and a LAVISH ENSUITE boasting dual vanities, a centre soaking tub & an oversized shower for a relaxing oasis. Laundry is also conveniently located on this level. An entertainer's dream awaits in the PROFESSIONALLY FINISHED BASEMENT with BUILT-IN 7.1 SURROUND SOUND SPEAKERS and a fantastic WET BAR with a wine fridge & a dishwasher for easy drink refills & clean up. The large rec room encourages nights gathered together for movies, games and engaging conversations. Also on this level is a 4th bedroom and a luxurious bathroom with an AROMATHERAPY STEAM SHOWER equipped with dual shower heads, body jets and a rain shower for a true spa-like experience. OVER \$40K IN LANDSCAPING UPGRADES create a tranquil outdoor haven. Barbeque & unwind on the FULL-WIDTH DECK or take a rejuvenating dip in the INCLUDED HOT TUB. The kids will love the large yard with a trampoline & you'll love the LOW-MAINTENANCE SYNTHETIC GRASS, BUILT-IN IRRIGATION, stamped concrete walkway and mature trees that provide a ton of privacy. Wonderfully located within this charming lakeside community with numerous parks, pathways and amenities.

Inclusions:
Property Listed By:

Hot Tub, Trampoline, garage heater, fridge in the garage, 2 heat pumps, boiler system
eXp Realty

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











