



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 AUBURN SOUND Manor, Calgary T3M 0N4**

MLS® #: **A2183795**

Area: **Auburn Bay**

Listing Date: **01/13/25**

List Price: **\$1,199,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **5,737 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Triple Garage Attached**

DOM

**2**

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 10`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`4" x 14`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 17`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 17`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>13`6" x 8`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`10" x 5`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`1" x 17`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 13`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`5"</b>

Family Room  
Bedroom - Primary  
4pc Bathroom  
Game Room

Upper  
Upper  
Basement  
Basement

14`0" x 21`8"  
14`5" x 15`1"  
5`2" x 9`11"  
21`9" x 29`6"

Laundry  
Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Upper  
Basement  
Basement

6`9" x 9`7"  
7`5" x 12`6"  
12`7" x 14`6"  
14`1" x 14`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1312372**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this stunning 4-bedroom, 3.5-bathroom home located in the family-friendly community of Auburn Bay. With PRIVATE LAKE ACCESS and thoughtful design throughout, this home is perfect for anyone seeking comfort, style, and a vibrant neighborhood. Step into the foyer, where you are greeted by rich brown hardwood flooring that sets a warm and inviting tone. The living room offers a cozy atmosphere with a gas fireplace and a large window that overlooks the fenced backyard, allowing plenty of natural light to fill the space. The kitchen is a chef's delight, featuring granite countertops and a granite backsplash that adds a modern touch. Stainless steel appliances, including a refrigerator, dishwasher, gas cooktop, built-in oven, built-in microwave, and range hood, make this kitchen both functional and stylish. The pantry and mudroom are seamlessly connected, offering additional storage and convenience. Head upstairs to discover three spacious bedrooms and a bright bonus living room. This secondary living space, highlighted by a large window, is ideal for family movie nights or as a cozy relaxation area. The first two bedrooms are versatile, perfectly sized for children, a home office, or guest accommodations. The primary bedroom is a true sanctuary, featuring beautiful views of your private lake access. The 5-piece ensuite includes tile flooring, a built-in tub, a double vanity, and ample storage for all your bathroom essentials. The walk-in closet is equipped with built-in organizers to help keep everything tidy. A conveniently located laundry room, complete with a cabinet for extra storage, adds practicality to the upper level. Descending to the fully finished basement, you'll find a spacious family room that is perfect for game nights or a home theater setup. The fourth bedroom is located here and can serve as a guest suite, home office, or hobby room. The backyard is an entertainer's dream, featuring a deck for summer BBQs and a built-in hot tub for year-round relaxation. With private access to an Auburn Bay lake dock, you'll enjoy exclusive opportunities for lakeside fun and tranquility. Living in Auburn Bay means access to an active and welcoming community. Whether it's events at the beach house, a day at the lake, or enjoying the water park, skating rink, and tennis courts, there is something for everyone. The community is conveniently located near shopping, stores, and major roadways like Deerfoot Trail, making commuting easy. Auburn Bay also features five schools and a nearby high school, making it an ideal place for families. Don't miss your chance to call this exceptional home in Auburn Bay your own. Book a showing today through the ShowingTime app!**

Inclusions:  
Property Listed By: **Hot Tub, Fire pit  
eXp Realty**

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







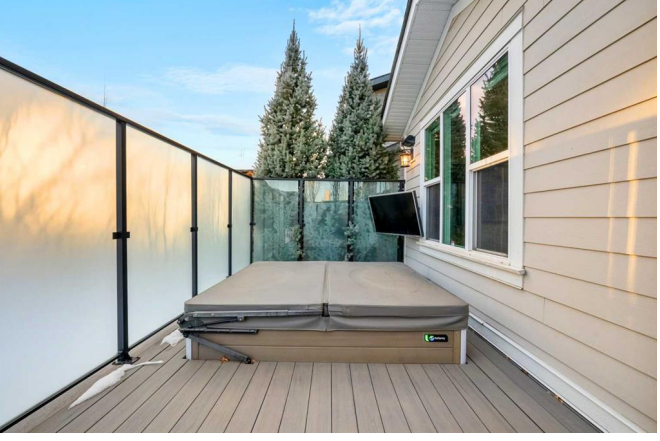
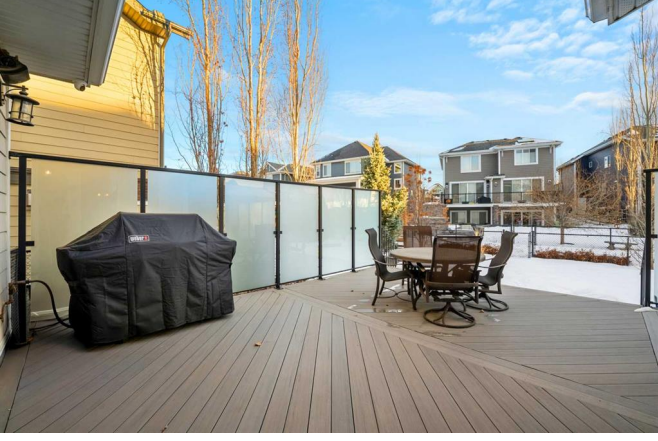
















167 Auburn Sound Manor SE, Calgary, AB

Basement (Below Grade) Exterior Area 1016.32 sq ft  
Interior Area 925.80 sq ft



PREPARED: 2025/01/09



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