



THE A-TEAM

RE/MAX FIRST

151 AUBURN SOUND Circle, Calgary T3M 0R8

MLS#: A2183993 Area: Auburn Bay Listing: 01/10/25 List Price: \$1,065,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2013
Finished Floor Area
Abv Sqft: 2,671
Low Sqft:
Ttl Sqft: 2,671
Lot Sz Ar: 5,188 sqft
Lot Shape:

DOM

11
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Backs on to Park/Green Space
Park Feat: Double Garage Attached,Heated Garage

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony,BBQ gas line,Lighting
Construction: Stone,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings
Int Feat: Central Vacuum,Chandelier,Closet Organizers,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Foyer, Bedrooms, Family Room, Dining Room, Bathrooms, and Loft with their respective levels and dimensions.

5pc Bathroom  
Game Room  
4pc Bathroom

Upper  
Lower  
Lower

11`10" x 4`11"  
27`10" x 29`10"  
7`7" x 4`10"

Walk-In Closet  
Bedroom  
Furnace/Utility Room

Upper  
Lower  
Lower

10`6" x 4`10"  
13`5" x 10`6"  
8`3" x 18`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

0814240

Zoning:  
R-G

Remarks

Pub Rmks:

**LAKE COMMUNITY | WALK-OUT | 5-BEDROOM HOME | BACKING ONTO PARK AND PATHWAY |** Situated in the highly sought-after family-friendly lake community of Auburn Bay, this beautiful 4 BEDROOMS up, WALK OUT home offers over 3,400 SQ FT OF LIVING SPACE. As you step into the welcoming front entry, you'll notice the warm HARDWOOD FLOORING that flows throughout the main level, complemented by large windows that provide an abundance of natural light. The kitchen features GRANITE COUNTERTOPS, FULL-HEIGHT MAPLE CABINETRY including SOFT-CLOSE DRAWERS, stainless steel appliances, corner pantry and LARGE ISLAND with seating for 5. A stunning 2-SIDED GAS FIREPLACE serves as a centerpiece, seamlessly connecting the cozy living room to a bright and versatile flex space. This area offers endless possibilities—it can be transformed into an elegant dining area for hosting intimate gatherings, a tranquil sitting area for enjoying your morning coffee, or even a charming piano nook to showcase your musical talents. From here, step out onto the SPACIOUS UPPER DECK and take in the serene views of the beautifully landscaped backyard and pathway. Upstairs, retreat to your PRIMARY SUITE, a luxurious space with a SPA-LIKE ENSUITE. The upper floor also boasts 3 additional well-sized bedrooms, a BONUS ROOM for family movie nights, and a CONVENIENT UPPER LAUNDRY ROOM with storage and a utility sink. The FULLY FINISHED WALKOUT BASEMENT provides even more living space with a REC ROOM, 5th BEDROOM, and a full bathroom, making it perfect for guests or multi-generational living. Step outside to your BACKYARD OASIS, complete with a beautifully landscaped STONE PATIO, pergola and direct access to the WALKING PATH AND PARK. Double garage is HEATED, includes EPOXY FLOORING and utility sink. CENTRAL AIR CONDITIONING for year-round comfort and EXTERIOR GEM LIGHTS! As a resident of Auburn Bay, you'll enjoy exclusive access to the lake, offering endless activities such as swimming, paddleboarding, and skating in the winter. Don't miss the opportunity to live in one of Calgary's most desirable communities—watch 3D tour!

Inclusions:  
Property Listed By:

Gemstone Lights, Built-in Sound System, Hot tub, garden shed, built-in sound system receiver  
RE/MAX First

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





















