



THE
A-TEAM

**RE/MAX
FIRST**

156 AUBURN SOUND Circle, Calgary T3M 0R8

MLS®#: **A2198404** Area: **Auburn Bay** Listing Date: **03/01/25** List Price: **\$1,199,900**
 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: **5,371 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **3,120**
 Low Sqft:
 Ttl Sqft: **3,120**

DOM

9
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Other,Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **Ceiling Fan(s),Chandelier,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`7" x 14`0"	Bedroom	Main	15`0" x 8`2"
Bedroom - Primary	Upper	18`9" x 16`0"	Bedroom	Upper	13`3" x 11`3"
Bedroom	Upper	13`3" x 11`3"	2pc Bathroom	Main	8`0" x 5`3"
5pc Bathroom	Upper	11`6" x 7`4"	5pc Bathroom	Upper	12`2" x 6`3"

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0814240**

Remarks

Pub Rmks: **Discover the epitome of luxury living with this exceptional TRIPLE CAR GARAGE ESTATE, nestled in the vibrant lake community of AUBURN BAY. Spanning over 3,120 sq ft, this stunning property is a rare find that elegantly combines sophistication with comfort. As you step through the grand entrance, you're greeted by an impressive foyer adorned with ARCHITECTURAL COLUMNS and intricate COFFERED CEILING details, setting the tone for the exquisite quality found throughout the home. The main level offers a seamlessly connected space that integrates the GOURMET KITCHEN, spacious LIVING AREA, all featuring beautiful HARDWOOD FLOORING and premium finishes. The spectacular DESIGNER KITCHEN is a chef's dream, boasting an abundance of CUSTOM WOOD CABINETRY, state-of-the-art STAINLESS STEEL APPLIANCES, and luxurious GRANITE COUNTERTOPS. The expansive ISLAND serves as a centerpiece for culinary creations and casual gatherings. A versatile OFFICE SPACE or optional BEDROOM on the main floor bathed in natural light through generous windows ensures productivity or comfort for guests. Ascend to the upper level, where the sumptuous PRIMARY SUITE awaits—a true sanctuary with a cozy SITTING AREA, abundant space, and an indulgent SPA-LIKE ENSUITE. Pamper yourself in the opulent BATHTUB or rejuvenate in the lavish FULL-TILED SHOWER, complemented by dual GRANITE-TOPPED VANITIES. And let's not overlook the DREAM-WORTHY WALK-IN CLOSET, designed with custom built-in storage to accommodate all your wardrobe needs. Completing the upper floor are two well-appointed BEDROOMS, a FULL BATH, and a SPACIOUS BONUS ROOM perfect for family entertainment or relaxation. Step outside to the FULLY LANDSCAPED BACKYARD, where mature trees create a serene atmosphere for privacy, and a generously sized DECK invites you to entertain or unwind under the sun. This property exemplifies meticulous PRIDE OF OWNERSHIP, showcasing exceptional care and attention to detail. Situated conveniently close to major roadways for easy access, as well as nearby LAKES, SCHOOLS, SHOPPING, and essential AMENITIES, this luxurious estate is not just a home—it's a lifestyle. Plus, with a quick 30-minute drive to DOWNTOWN CALGARY, you'll enjoy the perfect blend of tranquil suburban living with the excitement of the city at your fingertips. Don't let this opportunity slip away—schedule your private viewing today!**

Inclusions: **N/A**
 Property Listed By: **Homecare Realty Ltd.**

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











