

## 14 Auburn Sound Close SE Calgary, Alberta

**MLS # A2216768**



# \$849,900

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,555 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** iPhone Siri compatible Smart Home solution, 2 TVs in the basement living room, bar fridge in the kitchen, bar fridge in the basement, dishwasher in the basement, Deck Furniture.

OPEN HOUSE - CANCELLED, property is under contract! Discover the perfect blend of comfort, style, and modern convenience in this remarkable Auburn Bay home. Located in one of Calgary's most desirable lake communities, this residence offers year-round recreational opportunities, from summer beach days and water activities to winter ice skating. With parks, playgrounds, schools, and the Seton shopping district just minutes away, you'll love the unbeatable location. Step inside to an inviting open-concept main floor featuring rich hardwood flooring, a cozy gas fireplace, and a modern chef's kitchen with quartz countertops, a gas range, and a spacious island - ideal for both everyday meals and entertaining. A main-floor office offers a quiet workspace, while the expansive deck and fenced backyard provide the perfect setting for summer BBQs and evenings by the fire pit. Premium upgrades include rounded drywall corners, a gas line on the deck, a central vacuum, and built-in premium Christmas lights around the entire exterior of the house. Upstairs, the luxurious primary suite serves as a tranquil retreat, featuring a spa-inspired ensuite with dual vanities, a deep soaker tub, a tiled walk-in shower, and a massive walk-in closet. Three additional bedrooms, a full bathroom, and a convenient laundry room complete the upper level. The versatile bonus room offers extra space for family activities or relaxation. The fully finished basement is an entertainer's dream, complete with two-zone lighting, a media lounge, a wet bar equipped with a dishwasher, a game area, a full bathroom, and an additional bedroom - perfect for guests or extended family. Thoughtful touches like heated floors in the basement enhance comfort, while the home's smart features offer cutting-edge convenience. Control lighting, thermostats, AC, garage and

main doors, and even basement window blinds via Siri. Enjoy built-in two zone sound system in the basement (7.2 and 2.0) and remote-controlled blinds for the ultimate modern lifestyle. Additional features include an Oversized Heated Double Attached garage and proximity to schools, parks, and shopping. Whether you're looking for luxury, space, or community convenience, this Auburn Bay home truly has it all. Don't miss your chance to own this exceptional property - book your showing today!