

\$874,800 - 162 Auburn Sound View Southeast, Calgary

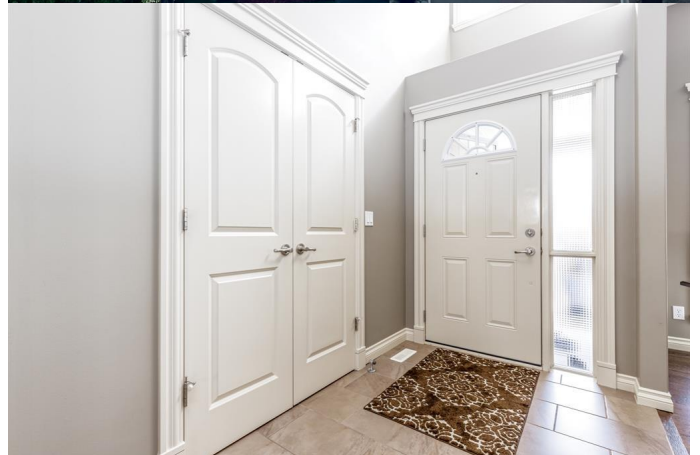
MLS® #A1092359

\$874,800

4 Bedroom, 3 Bathroom, 1,708 sqft
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

****RECENT PRICE IMPROVEMENT with NEWLY PAINTED main floor! Amazing EXECUTIVE LAKE ACCESS home in one of the most desirable locations in Auburn Bay. With over \$150,000 worth of builder upgrades, this stunning 4-bedroom bungalow is in IMMACULATE CONDITION; with over 3100 sq. ft. of developed space and steps away from the lake - this is a MUST SEE! A beautiful tiled entryway welcomes you with soaring ceilings, past an open flex room and into the open concept main floor with archways, art niches and recently upgraded hardwood throughout the majority of the main level. A gourmet kitchen equipped with granite countertops, crown moldings, dark cherry island and stainless steel appliances continues the functional flow into the open dining room with plenty of space for entertaining. Patio doors lead out to maintenance free Trek deck and fully landscaped yard. The great room with stone fireplace and surrounding windows bring in an abundance of natural light and make this the perfect gathering place. The elegant master bedroom with a 3-way fireplace has a stunning 5 pc ensuite and large walk-in closet. Continue through the connecting laundry room that leads to the 2nd bedroom, main floor bath and separate mudroom. The professionally developed basement with 9 foot ceilings includes a large family room with corner fireplace, wet bar and an additional recreational area with ample space to provide for your needs. The lower level also includes 2



generous-sized bedrooms, 4 pc bath and plenty of storage available in the mechanical room. Pride of ownership both in and out makes this a great opportunity to be in this sought after community. Be sure to check out the video tour. 4.5% commission on first 100,000.

Built in 2007

Essential Information

MLS® #	A1092359
Price	\$874,800
Bedrooms	4
Bathrooms	3
Full Baths	3
Square Footage	1,708
Lot SQFT	5,296
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	162 Auburn Sound View Southeast
Subdivision	Auburn Bay
City	Calgary
Province	Alberta
Postal Code	T3M 0E2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Goods Included Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Wet Bar, Walk-In Closet(s)

Appliances	Microwave, Refrigerator, Washer/Dryer, Bar Fridge, Range, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Hardwood, Ceramic Tile

Exterior

Exterior Features	None
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete
Front Exposure	W
Frontage Metres	14.00M 45`11"
Site Influence	Landscaped, Level

Additional Information

Zoning	R-1
HOA Fees	653
HOA Fees Freq.	ANN

Room Dimensions

Den	12`0 x 11`11
Dining Room	14`1 x 12`0
Family Room	20`5 x 12`10
Kitchen	12`1 x 12`0
Living Room	18`9 x 14`2
Master Bedroom	14`11 x 12`5
Bedroom 2	10`10 x 10`5
Bedroom 3	11`3 x 10`9
Bedroom 4	18`11 x 11`3

Listing Details

Listing Office

EXP REALTY

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