

# \$1,075,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2217523

**\$1,075,000**

5 Bedroom, 3.00 Bathroom, 2,673 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE! SATURDAY JUNE 28 FROM 2:00PM TO 4:00PM Welcome to this beautifully appointed 5-bedroom home in the sought-after Estates of Auburn Bay, where upscale living meets lakeside leisure. With private lake access just steps away, this property offers an unmatched lifestyle in one of Calgary's premier lake communities.

Step inside to discover a thoughtfully designed floorplan featuring a spacious front foyer, a large open-concept main level, and a striking double-sided gas fireplace that adds warmth and ambiance to both the great room and adjacent living spaces. At the heart of the home lies a chef-inspired kitchen with custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances (including a gas cooktop), a mosaic glass tile backsplash, and a massive kitchen island perfect for casual dining and entertaining.

Upstairs, you'll find four spacious bedrooms, including a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The upper level also features a bright and versatile bonus room, a stylishly designed 5-piece bathroom with a double vanity for the kids, and a large laundry room complete with quartz countertops and plenty of space for folding and organizing – a dream for busy households.

The partially finished basement includes a fifth



bedroom and awaits your personal touch, offering endless possibilities for customization â€” from a home theatre to a gym or guest suite.

Outdoors, enjoy a fully fenced and landscaped yard with mature trees and shrubs, a spacious deck, private hot tub, and pergola â€” ideal for year-round entertaining. A private pathway leads to your dock, granting year-round access to swimming, kayaking, paddleboarding, and skating.

Ideally located within walking distance to ponds, pathways, parks, and playgrounds, this is a rare opportunity to own in one of Auburn Bayâ€™s most coveted enclaves.

Built in 2012

### Essential Information

MLS® #	A2217523
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,673
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3M 0G5

### Amenities

Amenities	Beach Access, Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wired for Sound, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Private
Roof	Asphalt
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Blue Sky
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