

# \$1,225,000 - 79 Auburn Sound Circle Se, Calgary

MLS® #A2195903

**\$1,225,000**

5 Bedroom, 4.00 Bathroom, 2,911 sqft  
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome to 79 Auburn Sound Circle, an outstanding property with 4000 sq.ft of living space in the coveted community of Auburn Bay. This former Morrison custom built estate home, designed with an open concept and numerous upgrades, is ideally located in one of the community's quite street locations, backing on to a serene pond, providing endless sunsets and your own private sanctuary. This beautiful estate home stands apart from the rest and there is no need to look any further. Featuring a 3 Car Garage, 5 Large bedrooms, 4 bathrooms with a fully finished walkout basement, this exceptional home has it all! You will love the stunning kitchen with custom built floor-to-ceiling cabinets, granite counter-top, an oversized centre island with sink and seating area. (plus built in reverse osmosis water filter system in Kitchen) With ample cupboards, many equipped with convenient pull-outs, and the added benefit of a walk through butler pantry (with additional cabinet and counter space) this kitchen seamlessly combines functionality with beauty. The open concept with spectacular southwest views and endless sunsets provides beautiful gathering place for family and friends. Take advantage of the large deck (with no nosey neighbours behind you) with a gas hookup, overlooking a beautifully serene pond, landscaped backyard with irrigation system. The second level hosts the master suite with a spa-like ensuite featuring separate vanities, large glass and tile



shower, soaker tub and walk in closet with custom storage. Three additional large bedrooms and 4pc bath. You will love this spectacular bonus room in the perfect size of space to enjoy the mountain views, and sunsets. Enjoy the lower level 9â€™™ foot ceiling ,walk-out basement (with an abundant of southwest windows ) where you will find a fabulous place for entertainment â€”boasting a wet bar, your own large movie theater area, 5th bedroom (with enlarged window) and walk-in closet, 4 piece bathroom, and additional laundry space. You will enjoy the additional benefits of water softner, new Hot Water tank,2 furnaces with separate zones, underground sprinkler system, 3 Car Garage (with 11 foot ceilings -endless opportunity ) plus easy access to walking paths and you will love the quite street location. Beyond the showstopping features of the home, the true highlight lies in its location and community amenities. Enjoy year-round lake access with a plethora of activities such as swimming, skating, hockey, paddle-boarding, kayaking, tennis, a spray park, beach area, and more. Easy access to Deerfoot and the Ring Road, proximity to shopping, exceptional schools, YMCA, South Campus Medical Centre, make this remarkable home a rare find, and in this Calgary market, it will not last long.

Built in 2011

### **Essential Information**

MLS® #	A2195903
Price	\$1,225,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,911
Acres	0.11

Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	79 Auburn Sound Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R7

### **Amenities**

Amenities	Clubhouse
Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Kitchen, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden, Landscaped, Underground Sprinklers, Views
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	15
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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