



**182 Auburn Sound Close SE  
Calgary, Alberta**

**MLS # A2293631**



**\$816,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,363 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained, original-owner home offering approximately 2,400 sq.ft. of thoughtfully designed living space by award-winning builder Morrison Homes. Step inside to a versatile main floor flex room—perfect for a home office, study area, or kids’ playroom. The main level features upgraded maple hardwood flooring and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is equipped with newer upgraded appliances, granite countertops, and a convenient walk-through pantry, ideal for everyday functionality and entertaining. Expansive windows throughout the home fill the space with natural light, enhanced by the desirable south-facing backyard. Upstairs, you’ll find three generously sized bedrooms, each complete with huge walk-in closets. The second floor also offers a bright and airy bonus room with impressive ceiling height, a well-appointed laundry room, and bathrooms finished with upgraded granite countertops and under-mount sinks for a clean, modern look. The unfinished basement provides an excellent opportunity to create your dream space, featuring large windows and a smart layout with the furnace tucked into the corner to maximize usable area. Located on a quiet street, this home is within walking distance to multiple schools, playground, and lake access, and just minutes from South Health Campus, YMCA, library, and shopping amenities. This is a rare opportunity to own a pristine, original-owner home in a highly desirable community - book your viewing today!