



**GRASSROOTS**

REALTY GROUP

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**135 Auburn Sound Manor SE  
Calgary, Alberta**

**MLS # A2301584**



**\$1,298,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,064 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Triple Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

<b>Heating:</b>	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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Masonite, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Discover this exceptional private lake-access estate property, a custom creation by Morrison Homes, offering over 4,100 sq. ft. of upgraded, air-conditioned luxury. Every detail has been thoughtfully designed, delivering an impressive blend of comfort, craftsmanship, and executive elegance. From the striking curb appeal&mdash;featuring architectural rooflines, a 30' x 22' triple attached garage, stone accents, Hardie Board siding, and a covered entry&mdash;to the expansive windows and 9' main-floor ceilings, this home presents beautiful views of mature trees and the surrounding lake community. The chef-inspired kitchen is built for those who love to cook and entertain. It showcases granite countertops, full-height custom shaker cabinetry, stainless steel appliances including a gas range, a large central island with seating, an undermount sink, recessed lighting, a full pantry, and a convenient walk-through butler&rsquo;s pantry. The bright breakfast nook overlooks the beautifully designed, zero-maintenance backyard, complete with irrigation and direct access to a lake pathway leading to your private dock&mdash;a rare and highly desirable feature. The main level also offers a spacious family room with a stone-surround gas fireplace, a semi-formal dining room with French doors, a large front foyer, and durable tile flooring that carries through to the garage entry. Enjoy Sonos built-in audio on every level and a total of three fireplaces throughout the home. Upstairs, the open-railing staircase leads to a unique and versatile layout. In addition to three spacious bedrooms, you&rsquo;ll find a bonus room and an executive office&mdash;the office could easily serve as a fourth upper-level bedroom if desired. The primary suite is truly a retreat, highlighted by vaulted ceilings, a two-sided fireplace, and generous natural light. The ensuite includes dual sinks, an oversized glass

shower, an air-jet soaker tub, and a private water closet. The showstopper, however, is the spectacular walk-in closet—truly a dream space for anyone who appreciates luxury organization and storage. The fully finished basement extends the living space with 8'7" ceilings, a large games area, a second family room with a cozy corner fireplace, a full bathroom, a spacious bedroom with a walk-in closet, oversized windows, and abundant storage. With maintenance-free landscaping, lake pathway access, and a private dock, this home is perfectly designed for year-round enjoyment. Move in and begin living the lake lifestyle this summer. Contact your favorite REALTOR® to schedule your private viewing today!