



GRASSROOTS
REALTY GROUP

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135 Auburn Sound Manor SE
Calgary, Alberta

MLS # A2320839



\$1,250,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,064 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Triple Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	n/a		

LIVE LIKE YOU'RE ON VACATION EVERY DAY in this exceptional SEMI-PRIVATE LAKE ACCESS estate home by Morrison Homes, offering over 4,100 SQ FT of beautifully upgraded, AIR-CONDITIONED living space in one of Auburn Bay's most sought-after locations. This isn't just a home—it's a LIFESTYLE. Imagine the kids grabbing their bikes and heading down the pathway to the SEMI-PRIVATE DOCK, summer afternoons spent paddleboarding and swimming, evening walks along the lake, and creating the kind of FAMILY MEMORIES that last a lifetime. With direct access to the lake pathway system from your backyard, you'll enjoy one of the most unique and coveted locations in the entire community. From the moment you arrive, the impressive curb appeal sets the tone with architectural rooflines, Hardie Board siding, stone accents, a covered front entry, and an oversized 30' x 22' TRIPLE ATTACHED GARAGE. Inside, expansive windows and 9' ceilings showcase views of mature trees and the beautiful surrounding lake community. The CHEF'S KITCHEN was designed for entertaining and everyday living, featuring granite countertops, full-height custom shaker cabinetry, stainless steel appliances including a GAS RANGE, a large central island, walk-through BUTLER'S PANTRY, full pantry, undermount sink, and abundant storage. The bright breakfast nook overlooks the beautifully landscaped, ZERO-MAINTENANCE backyard and pathway beyond. The main floor also offers a spacious family room with a stunning stone-surround fireplace, a semi-formal dining room with French doors, a large front foyer, Sonos built-in audio, and quality finishes throughout. Upstairs you'll find an incredibly versatile layout with THREE LARGE BEDROOMS, a BONUS ROOM, and an EXECUTIVE OFFICE. The office could EASILY BE CONVERTED

INTO A FOURTH UPSTAIRS BEDROOM, creating a highly desirable FOUR-BEDROOM-UP floor plan and making this a potential FIVE-BEDROOM HOME overall. The luxurious primary retreat features vaulted ceilings, a TWO-SIDED FIREPLACE, and an incredible walk-in closet that truly has to be seen to be appreciated. The spa-inspired ensuite offers dual sinks, an oversized glass shower, air-jet soaker tub, and private water closet. The FULLY FINISHED BASEMENT extends the living space with 8'7" ceilings, a large games area, second family room with fireplace, full bathroom, oversized bedroom with walk-in closet, large windows, and exceptional storage. With THREE FIREPLACES, SONOS AUDIO, MAINTENANCE-FREE LANDSCAPING, pathway access, and one of Auburn Bay's most desirable SEMI-PRIVATE DOCK locations, this home offers YEAR-ROUND ENJOYMENT and an unmatched lifestyle. Summer is here. The lake is calling. Don't miss your opportunity to own one of Auburn Bay's premier LAKE LIFESTYLE properties. Book your private showing today.