



**94 Auburn Sound Landing SE
Calgary, Alberta**

MLS # A2322860



\$1,799,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,205 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Double Garage Attached, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data		
Inclusions:	Hot Tub, Pergolas (2), TV Mounts (3), TVs (2 - Basement Living Room & Gym)		

The far end of a quiet double cul-de-sac. A sun-drenched, south-facing backyard and walkout basement, with views of the water lapping the beach. Twenty steps to a semi-private dock shared with only 14 homes. Welcome to 94 Auburn Sound Landing — one of only 10 properties in Auburn Bay officially designated as First Lake Access, thanks to proximity and sightlines to the lake. This 4,727 sq ft Morrison-built estate home sits on one of the community's largest pie lots. Its bright, open main floor draws you into a great room like no other, while a 20-foot beamed and vaulted ceiling and wall of windows frame expansive views of the trees, lake and sky. A floor-to-ceiling, double-sided gas fireplace and rich Brazilian hardwood floors anchor the great room, next to a custom Legacy Kitchen built for those who love to host. Highlights include Dacor double wall ovens and gas cooktop, an oversized central island, and generous walkthrough pantry conveniently linking to the mudroom and garage. A sunny eating area handles the casual meals, sitting adjacent to glass doors that breeze out onto the deck. For larger gatherings, the coffered ceiling dining room shines. A main floor office, laundry and mudroom with walk-in coat closet and ample storage complete this exceptional 1,625 sq ft main floor. Heading to the 1,580 sq ft upper floor, the staircase splits at the landing into a wide bonus room with lake views to the right, and 2 large bedrooms, 4-piece bathroom, reading loft, and primary suite to the left. The spacious primary features a 2-way gas fireplace, his-and-hers walk-in closets, and 5-piece ensuite with oversized glass shower, jetted soaker tub, dual sinks, and custom maple cabinetry. Head downstairs, and the professionally developed 1,522 sq ft walkout basement is bright and functional, featuring a dedicated home gym with rubber flooring and mirrored wall,

games room with wet bar, large living room, a fourth bedroom and 4-piece bathroom. Step out to the 95-foot-wide private backyard to find an 8-person hot tub, covered patio, poured concrete pad, fire pit, and a back gate just steps from the dock. Capping off the backyard and wrapping the entire back of the home is a brand-new 790 sq ft raised deck, offering fabulous views of Auburn Bay lake and beach. Other recent upgrades include new central A/C, appliances, hot water tanks, EV charging rough-in, fresh paint inside and out, and beyond. Please see the full features and upgrades sheet for details. Beyond its extraordinary 43-acre private lake and 13-acre beach and park, five community schools, and countless parks and pathways, Auburn Bay is home to a host of annual events and happenings. Grocery stores, retailers, restaurants, hospital, YMCA, and 2 future LRT stations can be found right next door in Seton. Lake access homes of this size, location and condition do not come to market often. Book your private showing today, and catch summer on the dock.