



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

MLS # A2326063



\$799,900

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

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

Inclusions: N/A

SOUTH-FACING BACKYARD | QUIET STREET | WALK TO SCHOOLS & LAKE | ORIGINAL OWNER | 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!