



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16 Auburn Sound Crescent SE
Calgary, Alberta

MLS # A2328164



\$999,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,686 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV Mounts

Hello, Gorgeous! Welcome to 16 Auburn Sound Crescent SE, a beautifully finished, Morrison built two storey in the sought after estate area of Auburn Bay, offering approximately 3,901 sq ft of total developed living space, with 2,866 sq ft above grade (RMS) plus a fully finished lower level. An open concept main floor centres on a gourmet kitchen with stylish cabinetry, granite counters, upscale stainless appliances, a large island, a butler's pantry, and a second walk in pantry, flowing into a great room warmed by a gas fireplace set floor to ceiling in stone and lit by oversized picture windows. A separate dining room, a sunny breakfast nook, a generous mudroom, and a French door to the covered rear deck complete the main level. Upstairs you will find four bedrooms, a vaulted bonus room, upper floor laundry, and a spa inspired primary retreat with a vaulted ceiling, a built in walk in closet, and a five piece ensuite featuring a custom glass shower, his and hers sinks, and a deep soaker tub. The fully developed basement adds a huge rec room, a fifth bedroom, and a three piece bath. Central air conditioning keeps every level comfortable, and a triple attached heated garage, insulated and drywalled, handles vehicles, gear, and year round projects. All of this sits just a short walk from Auburn Bay's private lake, beach, and clubhouse, with parks, pathways, and Seton's amenities close by. Book your private showing today.