



GRASSROOTS
REALTY GROUP

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118 Auburn Sound View SE
Calgary, Alberta

MLS # A2332036



\$1,150,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,529 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement: Refrigerator, microwave, hot pot, hood fan, dishwasher.

Open House: July 25th & 26th - 12pm - 2:30pm. Watch the video! Imagine having the luxury of private lake access through your backyard where life feels like a vacation every day! Open the gate and walk to your semi-private dock in under 2 minutes. Welcome to 118 Auburn Sound View offering over 3600 SQFT of beautifully designed fully upgraded space that will leave you stunned. This is not just any other home - it's a rare, elevated lifestyle that you have been dreaming for! Gorgeously renovated over the years - this home checks all boxes! Semi-Private Lake Access | Resort-Style Backyard | Facing a Playground | 4 Bedrooms | 3.5 Bathrooms | Main Floor Flex Room | Elegant Curved Staircase | Bright & Open Floor Plan | Spectacular Renovated Chef's Kitchen | Bonus Room with Vaulted Ceilings | Upgraded Bathrooms (All with In-Floor Heating, Rainfall Shower Heads & LED Mirrors) | Newer Carpet | Magnificent Basement with a Lavish Custom Bar | 2 Central AC's | Tankless Water Heater | Water Softner | Dual Furnaces | Underground Sprinklers | Epoxy Flooring in the Garage | Motorized Blinds. The main floor is the heart of the home offering a versatile flex room - perfect to set up your office space. The bright and spacious living room with tall windows throughout offers a gas fireplace and a wooden mantle. The upgraded chef's delight is the kitchen with a raised island, sleek quartz countertops flowing into your backsplash, waterfall island, 4 Door Refrigerator with a Screen, Miele Dishwasher, and Wolf Cooking Range, plenty of cabinets space throughout. Walking upstairs through your unique curved staircase - a rare and a beautiful feature. Spacious bonus room with vaulted ceilings - perfect for your movie nights. 3 other spacious bedrooms including the primary retreat with an upgraded spa-like ensuite offering dual vanities, a standing glass shower with niche, a soaker tub,

heated towel rack, and a massive walk-in closet with in-floor heating as well. 2 other spacious bedrooms shared a stylish full bathroom with a privacy door for shower. The fully finished basement is a treat for all families - a sophisticated custom bar with classy waterfall island, chic stylish backsplash, glass shelves with lighting, massive Electrolux full fridge and freezer, a dishwasher, a hot pot with a hood fan, and a beverage freezer. The rec room is a perfect space for entertaining your family along with your 4th bedroom and a full bathroom with a standing glass shower. The backyard is a dream come true! - offering 2 gazebo's including an enclosed one - perfect for outdoor parties with lights and heating connection, beautiful stonework, matured trees adding to your privacy. In close proximity to all schooling levels including: Auburn Bay School (K-5), Lakeshore School (6-9), Bayside Second (K-5), Joane Cardinal-Schubert High School, St. Gianna School (K-6), and Prince of Peace School (K-9). Don't miss this opportunity to make this extraordinary place your home.