

# \$1,090,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2217523

**\$1,090,000**

5 Bedroom, 3.00 Bathroom, 2,673 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 10TH,  
FROM 12:00PM UNTIL 3:00PM - Welcome to this beautifully appointed 5-bedroom home in the sought-after Estates of Auburn Bay, where upscale living meets lakeside leisure. With private lake access just steps away, this property offers an unmatched lifestyle in one of Calgary's premier lake communities.

Step inside to discover a thoughtfully designed floorplan featuring a spacious front foyer, a large open-concept main level, and a striking double-sided gas fireplace that adds warmth and ambiance to both the great room and adjacent living spaces. At the heart of the home lies a chef-inspired kitchen with custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances (including a gas cooktop), a mosaic glass tile backsplash, and a massive kitchen island perfect for casual dining and entertaining.

Upstairs, you'll find four spacious bedrooms, including a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The upper level also features a bright and versatile bonus room, a stylishly designed 5-piece bathroom with a double vanity for the kids, and a large laundry room complete with quartz countertops and plenty of space for folding and organizing – a dream for busy households.

The partially finished basement includes a fifth



bedroom and awaits your personal touch, offering endless possibilities for customization â€” from a home theatre to a gym or guest suite.

Outdoors, enjoy a fully fenced and landscaped yard with mature trees and shrubs, a spacious deck, private hot tub, and pergola â€” ideal for year-round entertaining. A private pathway leads to your dock, granting year-round access to swimming, kayaking, paddleboarding, and skating.

Ideally located within walking distance to ponds, pathways, parks, and playgrounds, this is a rare opportunity to own in one of Auburn Bayâ€™s most coveted enclaves.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217523    |
| Price          | \$1,090,000 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,673       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 67 Auburn Sound Manor Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3M 0G5 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Beach Access, Park, Playground, Racquet Courts |
| Parking Spaces | 4                                              |
| Parking        | Double Garage Attached                         |
| # of Garages   | 2                                              |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound             |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Lighting, Private Yard                      |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt                                     |
| Construction      | Cement Fiber Board, Stone, Wood Frame       |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |
| HOA Fees       | 699           |
| HOA Fees Freq. | ANN           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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