

## 64 Auburn Sound Crescent SE Calgary, Alberta

**MLS # A2225276**


# \$1,099,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,523 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Storage Shed X2, Built in white unit in bonus room, TV, floating shelving, built in closet, furnace room shelving, gazebo on deck, privacy screens with roll downs, hanging lights, Hot Tub

Welcome to your dream home nestled in a prestigious lake community of Auburn Bay, perfect for families seeking comfort, luxury, and convenience. It's a perfect time to join the community and start enjoying the beach time and lake fun! The summer to remember! This 2-storey with almost 3,700 of developed sqft sits on a large pie-shaped lot and boasts a walk-out fully finished basement—offering ample space for every lifestyle. Step inside to discover an open-concept floorplan designed for modern living and effortless entertaining. The gourmet kitchen is a showstopper, featuring stainless steel appliances, granite countertops, and plenty of cabinetry for all your culinary needs. You can take advantage of working from home in your private front office. Upstairs has a large bright primary bedroom retreat with a spa-like ensuite with heated floors and a spacious walk-in closet with built-ins, 2 extra bedrooms, a full 2nd floor bathroom and a bonus room featuring high vaulted ceiling and a stunning arched window. Walk-out basement has a lot of space for entertaining, movie watching, or a gym. Plus, a full wet bar includes beautiful display cabinetry, mini fridge and fridge/freezer to keep your snacks downstairs. 4th guest bedroom and 3pc shower bathroom completes the basement development. The home is loaded with high-end upgrades, including a 4-zone sound system, central air conditioning, central vacuum system, sprinkler system, tranquil garden, and a heated garage for added comfort. The hot tub will stay. Book your private tour today!