

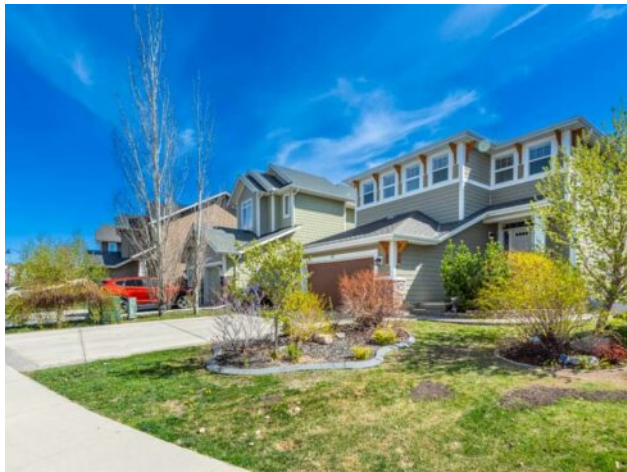


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

67 Auburn Sound Manor SE
Calgary, Alberta

MLS # A2268158



\$980,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,673 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Lake, Landscaped, Lawn, Level, Private, Underground Sprinklers,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Hot tub		

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 — 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 — 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 Bay's most coveted enclaves.

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