



GRASSROOTS
REALTY GROUP

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135 Auburn Sound Manor SE
Calgary, Alberta

MLS # A2277055



\$1,325,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,064 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Triple Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Masonite, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

Discover this exceptional private lake-access estate property, a custom creation by Morrison Homes, offering over 4,100 sq. ft. of upgraded, air-conditioned luxury. Every detail has been thoughtfully designed, delivering an impressive blend of comfort, craftsmanship, and executive elegance. From the striking curb appeal—featuring architectural rooflines, a 30' x 22' triple attached garage, stone accents, Hardie Board siding, and a covered entry—to the expansive windows and 9' main-floor ceilings, this home presents beautiful views of mature trees and the surrounding lake community. The chef-inspired kitchen is built for those who love to cook and entertain. It showcases granite countertops, full-height custom shaker cabinetry, stainless steel appliances including a gas range, a large central island with seating, an undermount sink, recessed lighting, a full pantry, and a convenient walk-through butler's pantry. The bright breakfast nook overlooks the beautifully designed, zero-maintenance backyard, complete with irrigation and direct access to a lake pathway leading to your private dock—a rare and highly desirable feature. The main level also offers a spacious family room with a stone-surround gas fireplace, a semi-formal dining room with French doors, a large front foyer, and durable tile flooring that carries through to the garage entry. Enjoy Sonos built-in audio on every level and a total of three fireplaces throughout the home. Upstairs, the open-railing staircase leads to a unique and versatile layout. In addition to three spacious bedrooms, you'll find a bonus room and an executive office—the office could easily serve as a fourth upper-level bedroom if desired. The primary suite is truly a retreat, highlighted by vaulted ceilings, a two-sided fireplace, and generous natural light. The ensuite includes dual sinks, an oversized glass

shower, an air-jet soaker tub, and a private water closet. The showstopper, however, is the spectacular walk-in closet—truly a dream space for anyone who appreciates luxury organization and storage. The fully finished basement extends the living space with 8'7" ceilings, a large games area, a second family room with a cozy corner fireplace, a full bathroom, a spacious bedroom with a walk-in closet, oversized windows, and abundant storage. With maintenance-free landscaping, lake pathway access, and a private dock, this home is perfectly designed for year-round enjoyment. Move in and begin living the lake lifestyle this summer. Contact your favorite REALTOR® to schedule your private viewing today!