



**132 Auburn Sound Manor SE
Calgary, Alberta**

MLS # A2289494



\$1,120,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenan		

Heating:	High Efficiency, In Floor, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Shed		

Welcome to a complete lifestyle experience in this Albi-built estate home in Auburn Bay offering an elevated lifestyle in one of Calgary's most coveted lake communities. With over 3600.00 sq. ft. of beautifully finished living space, every detail has been thoughtfully curated to deliver comfort, elegance, and effortless entertaining. Sunlight pours through oversized windows on the open-concept main floor, where a custom stone-faced gas fireplace creates a warm and inviting focal point. The chef's kitchen is both stunning and functional—featuring granite countertops, upgraded Bosch stainless-steel appliances, a gas range, Broan Elite hood fan, soft-close cabinetry, and a generous centre island ideal for gathering. A walk-through butler's pantry adds seamless flow and exceptional storage. A private home office at the front of the home offers a quiet retreat for work or study, while upgraded fixtures and LED lighting throughout enhance the home's modern sophistication. The upper level is a true sanctuary. The primary retreat invites relaxation with a spa-inspired ensuite, complete with dual vanities, a deep soaker tub, an oversized shower, and a walk-in closet with direct access to the laundry room. Two additional bedrooms, a beautifully appointed 5-piece bathroom, and a sun-filled bonus room with surround sound complete this level—perfect for family living or quiet evenings in. Designed for both entertaining and unwinding, the fully finished basement features a spacious recreation area with surround sound, a stylish wet bar, a guest bedroom with walk-in closet, and a 3-piece bathroom with heated floors—an ideal space for hosting overnight guests or movie nights. Outside, the home is surrounded by a beautifully treed setting, offering privacy and a tranquil backdrop for everyday living. with a composite deck,

gazebo, and 4-zone irrigation system, while the triple attached garage—complete with "Calcana" heater, a glass passage door, windows, and extensive storage—offering excellent functionality and everyday convenience. Additional highlights include 9-ft ceilings on all levels, dual furnaces and air conditioning, permanent exterior lighting by "GlowLights", monitored security system, and central vacuum. Beyond the home itself lies the true lifestyle advantage—exclusive access to Auburn Bay's private lake and resort-style amenities. Enjoy swimming, paddle-boarding, tennis, and summer days at the Beach House, or skating and winter activities. Ideally located near South Health Campus, YMCA, top-rated schools, shopping, and major commuter routes, this exceptional residence offers not just a home—but a way of life.