



**173 Auburn Sound Close SE  
Calgary, Alberta**

**MLS # A2299726**



**\$819,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,312 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Garden, Low Maintenance Landscape, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		
<b>Inclusions:</b>	freezer in garage		

This beautiful Auburn Bay home is packed with upgrades and designed for family living. The exterior features durable Hardie board siding, permanent programmable exterior lighting and over \$40,000 invested in backyard living which includes a 2 tiered PVC deck, artificial turf large custom storage shed and privacy fencing. The attached double garage is heated and pre-wired for a future EV charging station. Inside the open-to-above foyer creates a bright and airy first impression. The main floor offers 9-foot ceilings, large windows, stylish vinyl plank flooring throughout the main floor, along with a spacious office/flex room featuring a sliding barn door. The chef-inspired kitchen showcases a massive quartz island and walk-in pantry, flowing seamlessly into the dining and living rooms. There you will find a custom built-in feature wall and electric fireplace perfect for entertaining and everyday comfort. Upstairs you will find 3 generous bedrooms, including a king-sized primary retreat, a large bonus room and a convenient built-in workspace. and the upper-level laundry room adds everyday practicality. The main bathroom features a trough-style sink with dual faucets, while the primary ensuite offers in-floor heating, floor to ceiling glass shower and dual sinks with a quartz countertop. Additional features include central air conditioning and water softener. Ideally located with easy access to Auburn Bay Lake, schools, parks, green spaces and all amenities. This home offers the perfect blend of lifestyle and convenience.