



**131 Auburn Sound View SE
Calgary, Alberta**

MLS # A2302709



\$899,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Workshop in		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Pergola, Hot Tub, TV wall mounts, garage door controls, garage heater, workstation on wheels in garage.

OPEN HOUSE SUNDAY APRIL 19TH: 1:00 PM - 3:00 PM ***** Got your pool noodle and sand bucket ready? You are hitting the lake this summer! Welcome home to the peacefully quiet street of Auburn Sound View where you can settle in and feel among family with these neighbours. This generous two-story home with a Hardy-Board exterior comes loaded with features that makes everyday life just that much better. Upon entry, you will be greeted into a open floor plan that takes your right into the living room and kitchen. Here is where you will find captivating features - STAINLESS STEEL APPLIANCES, granite countertops, and engineered HARDWOOD FLOORING all throughout the house. A beautiful feature wall with custom built-in cabinets has been added to complete the space around the fireplace, and the vaulted ceiling in the dining room area transforms where you eat. Upstairs you'll come across the bonus room which is the perfect cozy space to cuddle up for family time with your loved ones, and a den space that has the flexibility to be whatever you need - office, play room, exercise space. The upstairs is finished off with a primary bedroom, attached bathroom retreat, and walk-in-closet; two additional bedrooms and another full bathroom are also found on this level. Heading into the basement you'll have a 3rd family room space, fourth bedroom and a third full bathroom. A flex space allows you to have a storage area, or another home office should you choose! Outside you'll find a spacious deck where you can host and entertain with two separate sitting spaces on the enclosed deck, BBQ gas line, a custom dog run, and a hot tub with pergola above it. The exterior of this house is outfitted with lighting to save you time from installing any holiday lights. Not only is this a STELLAR lake community to live in, but you get the benefit of having

every amenity you need just 5 minutes away (schools AND a hospital!). Come see why you should make this beautiful home yours!