



**14 Auburn Sound Green SE
Calgary, Alberta**

MLS # A2141700

\$974,900



Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,901 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Kinetic Water System (\$7000 value)

Nestled within a highly coveted lake community, this spectacular custom-built Morrison estate home epitomizes luxury and functionality. Upon entry, the main floor welcomes with an open layout adorned in exquisite hardwood flooring, creating a seamless flow from the gourmet kitchen to the expansive living spaces. The kitchen is a chef's delight, featuring brand new stainless steel Kitchenaid appliances, maple cabinetry, granite countertops, a convenient gas stove, and a walk-through pantry. A spacious eating nook adjoining the kitchen serves as a central hub for family gatherings, complemented by large windows that flood the room with natural light. The living room exudes both elegance and practicality, boasting built-in sound system capabilities and a cozy wood fireplace, perfect for cozy evenings. Completing the main floor is a well-appointed office space, ideal for remote work or study needs. Ascending to the upper level unveils a haven of comfort with four generously sized bedrooms, a large bonus room offering versatile usage options, a conveniently located laundry room, and a full bathroom designed with modern amenities. The master suite, a sanctuary of tranquility, ensures privacy and relaxation with its spacious layout, walk-in closet, and a charming seating area enhanced by a bow window overlooking the beautifully landscaped backyard. The en-suite bathroom rivals a private spa experience, featuring a luxurious jetted tub, an over-sized tiled shower, his and hers vanities, travertine heated floors, and a private water closet. The basement is newly finished and ready for movie night, complete with big windows, minibar, pantry fire place, a fifth bedroom with a walk in closet as well as a full bathroom. Outside, the fully landscaped and fenced backyard invites both relaxation and entertainment, showcasing a fire pit for cool evenings and a dual-level deck

perfect for outdoor dining or lounging. This executive home seamlessly combines sophisticated design with practical living spaces, offering a rare opportunity to enjoy luxury living in a prestigious community by the lake.