

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

MLS # A2160998



\$1,199,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,718 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Landscaped, Private, Recta		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Garage remote, garage control, shed

This PRIVATE LAKE ACCESS, 2-story Albi-built home is located in the desirable community of AUBURN BAY! This fully developed immaculate home features 4 bedrooms and 4 bathrooms. Upon entering the front door you are welcomed with an office/flex room overlooking the front porch and a foyer that opens into the main living area where you will find a living room, dining area and a freshly renovated dream gourmet kitchen with floor-to-ceiling cabinets, matching white backsplash, quartz countertops, oversized center island with sink, dishwasher, built in microwave, seating for casual entertaining and a walk-through pantry. The main floor is finished with a 2pc bathroom, Custom Built in Organizers in your spacious mud room and Luxury vinyl plank floors. Upstairs you will find a bonus room with vaulted ceilings, 2 generously sized bedrooms & luxurious master retreat with a 5pc ensuite featuring dual sinks, a soaker tub & a walk-in closet that connects to the upper laundry room. The finished basement includes a custom-built wet bar, flex room, family room perfect for movie nights, another bedroom and a 3pc bath. Outside you will find a beautifully landscaped yard with a private deck, hot tub, a firepit and private lake access. Don't miss your chance to view this amazing luxury home!