



Calgary-D-Auburn Bay  
78 Auburn Sound Place SE

LP \$ 938,988  
MLS #: C3602156

Status: **Active** Type: Residential Detached Single Family  
 DOM: 0 Style: 2 Storey  
 Rms Abv Gd: 7 Year Built: 2007  
 Bedrms: Above: 3/Ttl: 4 Basement: Walkout, See Remarks  
 Full/Half Baths: 3/1 Bsmnt Dev: Fully Finished  
 Tot Flr SqFt: 2694.98 Total Sq M: 250.4

Beautiful walkout 2-Storey, with southwest pie-shaped backyard, & only steps from the lakeside dock! Main level is welcoming with Brazilian Cherry hardwood, custom, open staircase with marvelous metal & woodwork, stone fireplace & ideal office/den. Executive kitchen offers lavish granite counters, gas stove, walk through pantry & tasteful marble backsplash. Huge yard is built for entertaining with Dura-deck patio w/ undermount lighting & extensive landscaping incl. irrigation. Second storey features bonus room with vaulted ceiling and expansive windows, laundry, spa-like Master Suite with huge soaker tub, granite counters embracing his & hers sinks & custom California Closet built-ins. Walk-out level showcases wine cellar with Sub-Zero fridge, media room & guest suite. So many extras, such as oversize garage, triple-pane, low-E windows, central A/C, Bose audio system, wired for sound though out & private Lake Access! A remarkable family home.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:05/31/14 Neg	Level	Mtr2	SqFt
Full Baths:	0	1	1	0	1	0	Occupancy: Seller	Main:	116.2	1250.99
Enst Baths:		0	0	0	1	0		Uppr:	134.2	1443.99
Addl Rms:	Finish Levels: 3						Garage Dim:	AbGd:	250.4	2694.98
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	Lowr:	95.0	1023.01
Fireplace:	Stone Facing						Middle Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	BIGd:	95.0	1023.01
Parking:	Double Garage Attached, Over Sized						High Schl: <a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	Total A.G:	250.4	2,694.98

Living Room:	5.02x4.74	M	Master Bdrm:	4.80x4.30	U
Dining Room:			Bedrm 2:	3.78x3.35	U
Kitchen:	5.08x3.2	M	Bedrm 3:	4.0x3.4	U
Family Room:			Bedrm 4:	3.92x3.65	L
Den:	3.68x3.04	M	Recreation Room	9.0x5.2	L
Bonus Room:	4.57x4.40	U			

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Composition, Stone	Remodel:	
Site Influen:	Beach Access, Fenced, Lake Access Property, Landscaped, Playground Nearby, Recreation Use,	Features:	Air Conditioning-Central, Closet Organizers, Deck, No Smoking Home, Programmable Thermostat, Vaulted Ceiling
Goods Incl:	Air Conditioning-Central, Alarm/Security System, Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Refrigerator, Storage Shed, Vacuum System-Roughed-In, Washer	Amenities:	
Warranty:	None	Restrict:	UTILR, R-COV
Front Exposure:	NE	Goods Excl:	Water softener, Drapes & Rods throughout, Child locks throughout.

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:	\$620
Condo Name:		Condo/HOA Incl:			
Prk Encl/TTL:	2/4				
Reg Size:					

Total Lot M2:	699.0	Lot Dimen:	
Frontage:	10.0	Lot Shape:	Reverse Pie
Depth:	39.6	Zoning:	R-1
Conform:		Front Expos:	NE

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 5,171 - 2013	Local Improve	