

# \$1,075,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2217523

**\$1,075,000**

5 Bedroom, 3.00 Bathroom, 2,673 sqft  
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully appointed 5-bedroom home in the sought-after Estates of Auburn Bay, where upscale living meets lakeside leisure. With private lake access just steps away, this property offers an unmatched lifestyle in one of Calgary's premier lake communities.

Step inside to discover a thoughtfully designed floorplan featuring a spacious front foyer, a large open-concept main level, and a striking double-sided gas fireplace that adds warmth and ambiance to both the great room and adjacent living spaces. At the heart of the home lies a chef-inspired kitchen with custom grey cabinetry, gleaming white quartz countertops, stainless steel appliances (including a gas cooktop), a mosaic glass tile backsplash, and a massive kitchen island perfect for casual dining and entertaining.

Upstairs, you'll find four spacious bedrooms, including a serene primary retreat with a walk-in closet and a luxurious 5-piece ensuite. The upper level also features a bright and versatile bonus room, a stylishly designed 5-piece bathroom with a double vanity for the kids, and a large laundry room complete with quartz countertops and plenty of space for folding and organizing – a dream for busy households.

The partially finished basement includes a fifth bedroom and awaits your personal touch,



offering endless possibilities for customization  
â€” from a home theatre to a gym or guest  
suite.

Outdoors, enjoy a fully fenced and landscaped  
yard with mature trees and shrubs, a spacious  
deck, private hot tub, and pergola â€” ideal for  
year-round entertaining. A private pathway  
leads to your dock, granting year-round access  
to swimming, kayaking, paddleboarding, and  
skating.

Ideally located within walking distance to  
ponds, pathways, parks, and playgrounds, this  
is a rare opportunity to own in one of Auburn  
Bayâ€™s most coveted enclaves.

Built in 2012

### Essential Information

MLS® #	A2217523
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,673
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 0G5

### Amenities

Amenities Beach Access, Playground, Racquet Courts, Park  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Cooktop  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard, Lighting  
Lot Description Back Yard, Landscaped, Lawn, Level, Private  
Roof Asphalt  
Construction Stone, Wood Frame, Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed May 8th, 2025  
Days on Market 48  
Zoning R-G  
HOA Fees 699  
HOA Fees Freq. ANN

### Listing Details

Listing Office Royal LePage Blue Sky

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.