

# \$989,000 - 194 Auburn Sound Manor Se, Calgary

MLS® #A2217324

**\$989,000**

3 Bedroom, 3.00 Bathroom, 2,873 sqft  
Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

A great family home in the heart of the popular, and sought after, community of Auburn Bay. Over 2,800 sq ft is provided in a well-designed layout across two spacious levels, starting with a main floor that includes a private den (ideal for remote work or study), a formal dining area, a large kitchen with sizeable island and a generous eating area, a functional butler's pantry for added storage and prep space, and a welcoming living room centered around a fireplace—perfect for everyday comfort and entertaining. A convenient 2-piece bathroom, access to the rear deck, and access to the double attached garage through a mud room complete the main level. Upstairs, the home features a sizeable bonus room offering additional flexible living space, three bedrooms including a primary suite with a 5-piece ensuite and walk-in closet with access to the upper laundry, and a well-appointed 4-piece bathroom. The unfinished basement provides further potential for future development. Outside, the northwest-facing, fully fenced backyard offers both privacy and evening sun. Located in a lake-access community with year-round recreation, the home is near Auburn Bay School, Prince of Peace School, and just minutes from the Seton Urban District and Mahogany Village Market—offering convenient access to grocery, restaurants, cafes, the South Health Campus, and entertainment options. This is an excellent opportunity to own a meticulously maintained



home in one of Calgary's most popular lake communities. Call for a private viewing today.

Built in 2015

### Essential Information

MLS® #	A2217324
Price	\$989,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,873
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	194 Auburn Sound Manor Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2G4

### Amenities

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

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier,

	Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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