

# \$980,000 - 67 Auburn Sound Manor Se, Calgary

MLS® #A2268158

**\$980,000**

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 – 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 – 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 Bay™s most coveted enclaves.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268158    |
| Price          | \$980,000   |
| 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, Clubhouse, Dog Park, Playground, Racquet Courts |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Double Sided, Gas, Living Room, Masonry

Has Basement Yes

Basement Full

## Exterior

Exterior Features Lighting, Private Entrance

Lot Description Few Trees, Lake, Landscaped, Lawn, Level, Private, Underground Sprinklers, Yard Lights

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 31st, 2025

Days on Market 8

Zoning R-G

HOA Fees 699

HOA Fees Freq. ANN

## Listing Details

Listing Office Royal LePage Blue Sky

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