

182 Auburn Sound Close SE
Calgary, Alberta

MLS # A2293631



\$816,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,363 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained, original-owner home offering approximately 2,400 sq.ft. of thoughtfully designed living space by award-winning builder Morrison Homes. Step inside to a versatile main floor flex room—perfect for a home office, study area, or kids’ playroom. The main level features upgraded maple hardwood flooring and an open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen is equipped with newer upgraded appliances, granite countertops, and a convenient walk-through pantry, ideal for everyday functionality and entertaining. Expansive windows throughout the home fill the space with natural light, enhanced by the desirable south-facing backyard. Upstairs, you’ll find three generously sized bedrooms, each complete with huge walk-in closets. The second floor also offers a bright and airy bonus room with impressive ceiling height, a well-appointed laundry room, and bathrooms finished with upgraded granite countertops and under-mount sinks for a clean, modern look. The unfinished basement provides an excellent opportunity to create your dream space, featuring large windows and a smart layout with the furnace tucked into the corner to maximize usable area. Located on a quiet street, this home is within walking distance to multiple schools, playground, and lake access, and just minutes from South Health Campus, YMCA, library, and shopping amenities. This is a rare opportunity to own a pristine, original-owner home in a highly desirable community - book your viewing today!