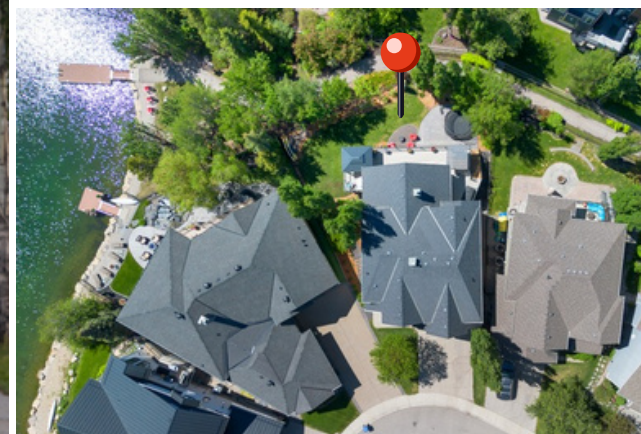


WELCOME TO
94 Auburn Sound Landing

A STUNNING FIRST LAKE ACCESS HOME IN AUBURN BAY

4 BEDS | 4 BATHS | 3,205 SF | \$1,799,000



HIGHLIGHTS

City	Calgary	Above Ground SF	3,205
Subdivision	Auburn Bay, SE	Total SF	4,727
Class	Detached Developed	Rear Exposure	South
Basement	Walkout	Lot Size SF	7,406, Pie
Year Built	2006	Tax Amount 2026	\$10,041
Builder	Morrison Homes	HOA Fee Annual	\$720

Coveted lakeside living, minus the lakefront price.

One of only 10 properties in Auburn Bay officially designated as First Lake Access, 94 Auburn Sound Landing is a rare gem for many reasons.

The custom-built Morrison estate home sits on an enormous pie lot, just 20 steps from a semi-private dock shared with only 15 homes, delivering unparalleled year-round lake life in every direction.

An impressive 4,727 sq ft, the home offers space, flow, and functionality across 3 fully developed floors. A soaring 20-foot ceiling and upgraded kitchen highlight a gorgeous main floor, complemented by a spacious upper level and bright walkout basement.

A massive wraparound deck, home gym, coffered ceilings, and quiet cul-de-sac add to the appeal, while the sun-drenched south-facing backyard, boasting mature trees and lake views, bring year-round vacation vibes.

Minutes from 5 neighbourhood schools, South Health Campus, the Brookfield YMCA, and all the amenities of Seton, this is the lake lifestyle your family has been dreaming of, just 25 minutes south of downtown Calgary.



Get every detail about this incredible home.



VIDEO | PHOTOS | FLOOR PLAN

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