

# 94 Auburn Sound Landing SE

## UPGRADES, HIGHLIGHTS & ENHANCEMENTS

---

### OVERVIEW

- Custom Morrison-built estate home | 4,727 total sq ft
- 1,625 sq ft main floor | 1,580 sq ft upper floor | 1,522 sq ft basement
- 464 sq ft double attached garage | 0.17 acre lot
- 4 bedrooms (3 up, 1 down) | 3.5 bathrooms | 3 gas fireplaces
- First Lake Access designation – one of 10 in Auburn Bay

### LOT AND EXTERIOR

- 7,406 sq ft pie lot on a quiet double cul-de-sac with no through traffic
- Sun-drenched south-facing backyard
- Mature trees maintained by a professional arbourist
- Hardie board siding across the entire exterior
- 790 sq ft wraparound raised deck with stairs leading to backyard
- 95-foot wide professionally landscaped backyard, featuring poured concrete pad, covered patio and fire pit area, all with lake sightlines
- 8-person Clearwater Spas hot tub, 4 years old, excellent working condition
- Fenced dog run
- 8-zone front and back in-ground irrigation system, professionally maintained
- Back gate is 20 steps from semi-private dock shared with just 15 homes, directly across from Auburn Bay's beloved beach and 13-acre park, at the south end of the 43-acre lake

### RECENT UPGRADES AND IMPROVEMENTS

- Brand new custom wraparound deck and stairs from Copper Creek Developments (Sept 2025)
- Brand new KindHome 2.5-ton central air conditioning system (June 2026)
- Two new hot water tanks (2023)
- New electrical subpanel (2022) and EV charging rough-in (2023)
- New fridge, dishwasher, garburator, washer and dryer (2025)
- Full interior repaint (May 2026)
- Full exterior repaint (Sept 2025)
- New light fixtures throughout
- Updated landscaping

### MECHANICAL AND SYSTEMS

- New central air conditioning system – whisper-quiet, high-efficiency
- Dual furnaces with humidifier
- Dual hot water tanks
- Wired sound system
- 8-zone in-ground irrigation system
- Natural gas line on deck



## MAIN FLOOR — 1,624 SQ FT

- 20-foot beamed and vaulted ceiling in the great room
- Wall of south-facing windows with lake and sky views
- Floor-to-ceiling double-sided gas fireplace
- Rich, durable Brazilian Koa hardwood flooring
- Custom Legacy Kitchen with Dacor double wall ovens and Dacor gas cooktop
- Oversized central island with granite countertop
- Large walkthrough pantry with doors on either end
- Open, coffered ceiling dining room
- Sunny secondary eating area off the kitchen
- Glass doors from main living area out to wraparound deck
- Bright main floor office with 9' ceiling and 8' double glass doors
- Main floor laundry room with ample storage and upper and lower cabinetry
- Spacious mudroom with walk-in coat closet
- Wired sound system throughout main and upper levels

## BASEMENT — 1,522 SQ FT

- Bright, professionally developed and permitted walkout basement
- Direct access to backyard, fire pit, hot tub and dock
- Dedicated home gym with rubber flooring, a full mirrored wall and corner-mounted TV
- Games room with wet bar, feat. granite counter, raised bar seating, upper and lower cabinetry, sink, bar fridge
- Gas fireplace in spacious family room
- Bright fourth bedroom
- Four-piece bathroom
- Large windows with lake views

## THE COMMUNITY

In addition to its stunning 43-acre private lake, Auburn Bay is home to 5 schools – more than any other community in Calgary's deep southeast. The next-door community of Seton offers South Health Campus, the Brookfield YMCA, grocery stores, cinema, restaurants, a public high school, a Catholic high school opening in September 2027, and two future LRT stations. Auburn Bay will also be served by its own LRT station, estimated to be completed in 2035. Fast and easy access to Deerfoot and Stoney Trail from the property. The Auburn Bay Residents Association hosts year-round community events, including fireworks, outdoor concerts, kids' camps, Christmas markets and more, in addition to swimming, boating, tennis, fishing, skating, tobogganing, curling... and plenty of beach time.

## UPPER FLOOR — 1,580 SQ FT

- Staircase splits at landing to bonus room and bedroom wing
- Large bonus room with 9' ceiling and peekaboo lake views
- Three large bedrooms, including kids' rooms with lake glimpses
- Reading loft with balconette overlooking great room
- Primary suite with double-sided gas fireplace
- Separate his-and-hers walk-in closets
- Five-piece primary ensuite featuring
  - Oversized glass shower with rain head and body sprayers
  - Jetted soaker tub
  - Dual sinks
  - Custom maple cabinetry with granite countertops
  - Enclosed water closet

## GARAGE — 464 SQ FT

- Double attached garage
- Epoxy flooring
- Built-in floor-to-ceiling cabinetry
- EV charging rough-in

## INCLUSIONS

Fridge (kitchen), double wall ovens, gas cooktop, range hood, dishwasher, garburator, washer, dryer, hot tub, irrigation system, window coverings, garage controls, wired sound system, bar fridge (basement), all light fixtures, ceiling fans (4), deck pergolas (2), TV mounts (3 – basement living room, gym, primary bedroom), TVs (2 – basement living room, gym).

## NEGOTIABLE

Springfree trampoline

## POSSESSION

60 days negotiable

