

# \$1,550,000 - 27 Auburn Sound Cove Se, Calgary

MLS® #A2188939

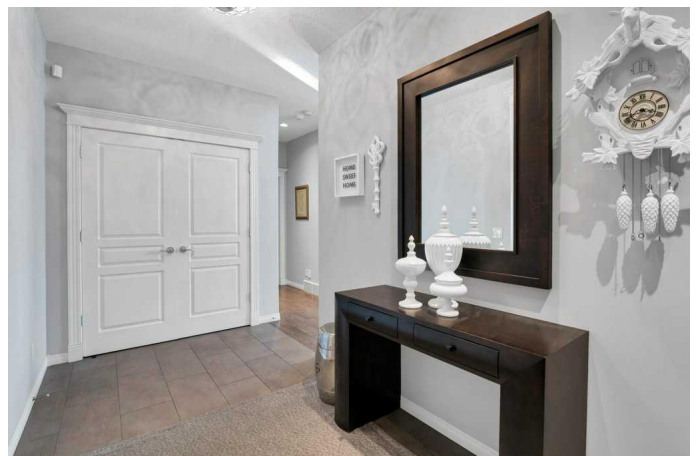
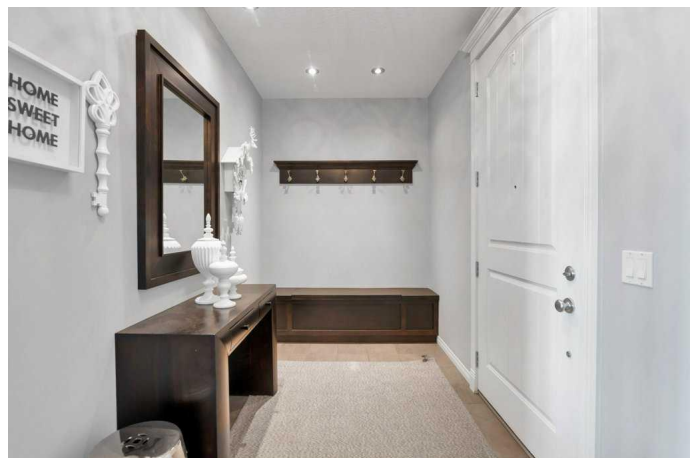
**\$1,550,000**

4 Bedroom, 4.00 Bathroom, 2,951 sqft

Residential on 0.25 Acres

Auburn Bay, Calgary, Alberta

This is your opportunity to own this exceptional property in Auburn Bay, Calgary's premier lake community! Offering year round recreation from swimming to ice skating, this stunning 2 storey walkout family home is situated on one of the largest pie-shaped lots in the area, with SW exposure, partial mountain views, semi private dock and direct lake access three houses away! Nestled on a quiet cul-de-sac, this home boasts outstanding curb appeal with a grand entrance, oversized triple garage with stained cedar doors, and a beautiful cedar fence that adds warmth and charm to the exterior. Inside, you'll find 9 ft ceilings on all three levels, maple hardwood floors on the main & upper floors, and luxury vinyl plank flooring in the fully finished walkout basement. The chef's dream kitchen is perfect for both cooking and entertaining, with floor-to-ceiling maple cabinetry, gas cooktop, double wall ovens, expansive granite countertops, and a stylish subway tile backsplash. The oversized island is ideal for gatherings, and the coffered ceiling in the dining area adds a touch of sophistication. Open to the kitchen, the cozy great room with gas fireplace and built-ins enjoys abundant sunlight from the large windows. Step outside onto the massive upper deck, which provides a private view of the huge backyard. The main floor also features a walkthrough pantry leading to the spacious mudroom/laundry area, complete with built-in cabinets and lockers for added convenience; as well as an office featuring custom cabinetry



and ample storage. Upstairs, the expansive primary suite offers a spa-inspired ensuite with dual sinks, a soaker tub, and a walk-in closet with custom built-ins. Two additional large bedrooms, each with walk-in closets and built-ins, share a spacious bathroom with dual vanities. A built-in desk/study area completes this level. The fully finished walkout basement expands your living space, featuring a bright family room, 4th bedroom, flex room, and a 3 piece bathroom with roughed-in steam shower. This area has direct access to the beautifully landscaped backyard, perfect for seamless indoor/outdoor living. The home offers a wide array of upgrades, including heated basement floors, heated garage with epoxy flooring and built-in cabinets, a Kinetico water system, and a hot water heater under 2 years old. Additional features include A/C, central vacuum system, and gorgeous window coverings throughout. The backyard is an entertainer's paradise, featuring 1100 sq ft of colored & stamped concrete, a newly redone upper vinyl deck, a hot tub, and a large dog run with synthetic grass for easy maintenance. The professionally landscaped yard is complete with an underground irrigation system and shed for additional outdoor storage. Auburn Bay offers exclusive lake access, a community centre, parks, and highly rated schools just a short walk away. This home is the perfect place to raise a family and create lasting memories. This rare gem won't last long!—schedule a viewing today!

Built in 2008

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2188939    |
| Price     | \$1,550,000 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |

|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,951       |
| Acres          | 0.25        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 27 Auburn Sound Cove Se |
| Subdivision | Auburn Bay              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3M 0G6                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Playground, Park, Recreation Facilities          |
| Parking Spaces | 6                                                |
| Parking        | Oversized, Heated Garage, Triple Garage Attached |
| # of Garages   | 3                                                |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Central Air Conditioner, Double Oven, Dryer, Gas Cooktop, Washer                           |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Mantle, Tile, Living Room                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                                              |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard, Lighting                                 |
| Lot Description   | Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Cement Fiber Board                              |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 85                 |
| Zoning         | R-G                |
| HOA Fees       | 679                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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