



## 27 Auburn Sound Cove Calgary Alberta

\$1,600,000

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 e...

Bedroom 12.42 Ft x 12.00 Ft

Other 12.00 Ft x 10.25 Ft

Recreational, Games room 29.00 Ft x 21.08 Ft

3pc Bathroom Measurements not available

Living room 19.17 Ft x 18.92 Ft

Dining room 17.17 Ft x 12.50 Ft

Laundry room 12.83 Ft x 12.50 Ft

Foyer 15.08 Ft x 6.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.00 Ft x 16.08 Ft

Bedroom 12.50 Ft x 10.92 Ft

Bedroom 14.92 Ft x 12.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

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**Mirror**

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Kitchen	24.42 Ft x 15.08 Ft	5pc Bathroom	Measurements not available
Pantry	10.00 Ft x 4.75 Ft	5pc Bathroom	Measurements not available
Office	13.75 Ft x 10.42 Ft		