



## 107 Auburn Sound Cove Calgary Alberta

\$1,275,000

This one is a stunner! Perfectly located on one of Auburn Bay's BEST cul-de-sac's and a short walk to the lake from your semi private pathway directly behind your new home! This home has it all! Mountain views, pond views, lake views and your own pathway to visit the lake at your convenience! Inside this amazing home is a main floor office as you enter, storage bench that is ideal for the kids! Through to the main living areas there is a chefs dream kitchen with loads of counter and cabinet space, large walkthrough pantry, stainless steel appliances, gas stove, tiled backsplash and upgraded lighting package. The dining space has amazing views, access to the upper deck, tons of natural sunlight and can accommodate a large table with plenty of chairs. The living room is a cozy space with a stunning gas fireplace to enjoy on those cold winter nights. The main floor is completed with a half bath and a mud room with plenty of storage for everyone! Upstairs you are going to LOVE the sun filled bonus room with views of the lake and vaulted ceilings, 2 additional bedrooms and a full bathroom for the kids, upper laundry that leads through to the large walk in closet in the primary bedroom and an ensuite to die for with dual sinks, stone countertops, soaker tub, separate shower and tons of storage! The lower walkout level is also finished and has a 4th bedroom, an additional full bathroom with a steam shower, new flooring, rec room area with an awesome media set up with speakers, bar area and tons of storage if you need it! As you walk out to the yard you are going to enjoy the meticulously maintained lawn, plenty of trees for privacy, covered patio area, shed for your lawn toys AND the most exciting part - access to the lake access pathway! There is so much more to love here as well - A/C, built in vacuum, new hot water tank, premier location in a cul de sac and across the ...

Family room 15.50 Ft x 14.00 Ft

Recreational, Games room 18.50 Ft x 12.42 Ft

Bedroom 15.08 Ft x 11.58 Ft

Other 13.50 Ft x 7.50 Ft

3pc Bathroom 8.67 Ft x 4.92 Ft

Furnace 12.58 Ft x 9.92 Ft

Foyer 6.75 Ft x 6.08 Ft

Other 12.75 Ft x 5.25 Ft

Den 12.17 Ft x 11.67 Ft

2pc Bathroom 5.42 Ft x 5.25 Ft

Bonus Room 14.92 Ft x 14.33 Ft

Primary Bedroom 15.58 Ft x 14.00 Ft

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

Listing Presented By:



Originally Listed by:  
Real Broker



CIR

REALTY

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Living room 16.50 Ft x 15.42 Ft  
Kitchen 18.50 Ft x 14.67 Ft  
Pantry 8.08 Ft x 4.42 Ft  
Dining room 13.50 Ft x 8.00 Ft

5pc Bathroom 20.58 Ft x 6.25 Ft  
Bedroom 12.42 Ft x 10.92 Ft  
Bedroom 13.25 Ft x 11.08 Ft