



## 4 Auburn Sound Court Calgary Alberta

\$949,900

Custom-Built ALBI Executive Home | Stunning Corner Lot on a Quiet Cul-de-Sac | Over 2,620+ Sq Ft of Luxurious Living Space. Welcome to this meticulously designed and extensively upgraded ALBI-built executive home—a perfect blend of elegance, function, and comfort. Situated on a premium corner lot in a quiet cul-de-sac, this air-conditioned gem offers breathtaking west-facing views of mature trees and a serene pond backdrop on the side. From the moment you arrive, you'll be impressed by the home's rich curb appeal: dramatic roof peaks, Hardie Board siding, a covered front verandah, stone-faced columns, and a 24' x 22' oversized double garage with wood-trimmed door and extended concrete driveway. Every detail has been thoughtfully designed for lasting beauty and performance. Step inside to discover over 2,620 sq ft of finely finished space with 9' ceilings, real hardwood flooring, oversized windows, and high-end finishes throughout. The heart of the home is the chef-inspired gourmet kitchen—complete with ceiling-height custom shaker cabinetry, granite countertops, a five-burner gas cooktop, stainless steel appliances, recessed lighting, and a walk-in pantry room. The large central island with a flush eating bar and undermount sink makes entertaining and everyday living a joy. A spacious breakfast nook offers captivating views and direct access to the upper 10' x 10' deck—ideal for summer barbecues and sunsets. Below, enjoy the lower 18' x 14' patio and hot tub for relaxing evenings with friends and family. The inviting main floor layout includes a generous family room with a stone-faced gas fireplace, custom wood mantel, an executive-style home office near the front entry, and an expansive open foyer—creating a welcoming space to gather and connect. Upstairs, you'll find three generously sized bedrooms, a shared walk-through laundry room with ample storage, and a...

Furnace .00 Ft x .00 Ft

Living room 15.17 Ft x 13.92 Ft

Kitchen 15.83 Ft x 12.17 Ft

Dining room 10.75 Ft x 10.00 Ft

Foyer 12.75 Ft x 4.25 Ft

Den 12.42 Ft x 9.42 Ft

Pantry 13.67 Ft x 4.25 Ft

Primary Bedroom 14.67 Ft x 13.92 Ft

Bedroom 10.83 Ft x 10.25 Ft

Bedroom 10.83 Ft x 10.33 Ft

Laundry room 7.42 Ft x 5.42 Ft

5pc Bathroom .00 Ft x .00 Ft

a

Listing Presented By:



Originally Listed by:  
Jayman Realty Inc.

<http://www.jayman.com/why-buy-a-jayman/realty>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Other 9.33 Ft x 8.08 Ft

2pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bonus Room 15.58 Ft x 14.17 Ft