



## 71 Auburn Sound Cove Calgary Alberta

\$2,550,000

Live the lake life in unparalleled luxury at The Ultimate Lake House in Auburn Bay! Nestled in a quiet cul-de-sac, this fully upgraded, custom masterpiece sits LAKESIDE on a coveted pie-shaped lot with a South-facing backyard, private dock, and your own sandy beach. With six bedrooms and five full baths, this home offers close to 5000 SF of exquisite family living space and was expertly designed to capture breathtaking lake views from nearly every room. Imagine mornings gazing at the water from the primary suite, evenings entertaining in the gourmet kitchen, and year-round activities like swimming & paddle-boarding in the Summer to ice skating in the Winter - all from the comfort of your backyard. From the moment you step into the grand foyer, the lake views and open spiral staircase set the tone for this extraordinary home. The custom-designed kitchen, with re-lacquered & glass door cabinetry features, quartz counters, a farmhouse sink, and a butler's pantry complete with a convenient 2nd oven, flows effortlessly into the living room with its cozy gas fireplace and the breakfast nook overlooking the lake. Hosting a dinner party? The formal dining room is simply fabulous and features custom built-ins, gorgeous wall paneling, and coffered ceiling. Need space to work or create? The main floor also boasts two office spaces - one with its own private entrance and another easily convertible to a guest bedroom with a full 4 pc. bathroom newly upgraded on the main floor. Upstairs, the indulgent Primary Suite is a sanctuary with its private balcony offering sweeping lake views, a walk-in closet with custom built-ins, a luxurious 5-piece ensuite featuring a freestanding soaker tub, glass shower, and even a coffee (or bubbly) bar with a convenient beverage fridge. Two additional bedrooms each have their own en-suite baths - a rare and thoughtful feature - while a vaulted bon...

Family room 17.42 Ft x 15.83 Ft

Recreational, Games room 20.50 Ft x 17.25 Ft

Recreational, Games room 16.33 Ft x 11.92 Ft

Furnace 16.33 Ft x 9.92 Ft

Other 6.92 Ft x 2.17 Ft

Bedroom 14.75 Ft x 10.75 Ft

Breakfast 13.42 Ft x 7.92 Ft

Dining room 15.50 Ft x 9.92 Ft

Living room 17.42 Ft x 16.50 Ft

Den 11.50 Ft x 11.42 Ft

Other 19.50 Ft x 6.50 Ft

Bedroom 13.50 Ft x 8.17 Ft

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**Bedroom** 11.67 Ft x 10.25 Ft

**4pc Bathroom** 8.92 Ft x 6.25 Ft

**Kitchen** 17.42 Ft x 12.50 Ft

**Pantry** 5.58 Ft x 4.42 Ft

**3pc Bathroom** 8.50 Ft x 5.33 Ft

**Bonus Room** 16.92 Ft x 15.92 Ft

**Other** 12.50 Ft x 4.92 Ft