



82 Auburn Sound Landing Calgary Alberta

\$2,299,900

OH Sat, September 6th from 1 to 3:30 pm. Welcome to the rarest of opportunities, a lakefront property that embodies family, legacy, and the unmatched lifestyle that comes with owning on the LAKE! This meticulously maintained executive residence offers over 4698 sq of living space on an oversized pie shaped lot with a private dock and professionally landscaped grounds that frame sweeping water views. While some elements of the home offer classic styling ready for your personal touch, the timeless architecture and the one of a kind location make this a beautiful and truly worthwhile investment. Recent area sales confirm that renovated homes on lake lots have achieved premium prices, underscoring the enduring value of this incredible property & location. The open concept main floor is designed for connection & comfort, featuring soaring 17 foot ceilings, newly refinished walnut hardwood floors and a sun filled great room with a soothing two way fireplace. The chef inspired kitchen offers floor to ceiling maple cabinetry, granite counters, travertine backsplash, stainless steel appliances including gas cooktop, built in microwave and a new professional fridge. A massive island makes entertaining effortless while a formal dining room, breakfast nook, and walk through pantry add convenience and style. A spacious mudroom with custom lockers and an oversized triple garage complete the practical needs of a busy family. A dedicated office with everlasting lake views completes the level, one of two flexible home office spaces that enhance modern living. Upstairs, the primary retreat provides a serene escape with a cozy sitting area, breathtaking water views & a spa like ensuite that includes dual vanities, soaker tub, walk in closet w/built-ins and a rejuvenating steam shower. Two additional bedrooms, a full bathroom, upper laundry room, a flex room that can also be used as a...

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 13.75 Ft x 14.67 Ft

Bedroom 11.67 Ft x 12.33 Ft

Bedroom 16.00 Ft x 15.00 Ft

Laundry room 9.08 Ft x 7.42 Ft

Family room 18.33 Ft x 17.50 Ft

Storage 9.67 Ft x 10.67 Ft

Living room 15.25 Ft x 21.83 Ft

Kitchen 14.92 Ft x 17.00 Ft

Office 10.75 Ft x 13.83 Ft

Other 9.33 Ft x 13.42 Ft

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Listing Presented By:



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MaxWell Capital Realty



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Primary Bedroom	15.17 Ft x 23.00 Ft	2pc Bathroom	.00 Ft x .00 Ft
Bonus Room	11.83 Ft x 12.08 Ft	Breakfast	12.92 Ft x 6.00 Ft
4pc Bathroom	.00 Ft x .00 Ft	Dining room	13.92 Ft x 12.00 Ft
Bedroom	12.42 Ft x 18.00 Ft		