



## 9 Auburn Sound Cape Calgary Alberta

\$1,049,900

Welcome to 9 Auburn Sound Cape SE - A Truly Exceptional Home in an Exclusive Estate Enclave! This stunning 3 + 1 bedrooms, den, bonus room, and 3.5 bathrooms residence showcases premium craftsmanship, high-end materials, and meticulous attention to detail throughout. Perfectly situated just steps from Auburn House, this highly sought-after location offers the ultimate in comfort, convenience, and community living. Step inside to discover a thoughtfully designed floor plan that maximizes space and function, making everyday living and entertaining effortless. The main floor features a grand foyer, rich hardwood flooring, dramatic formal dining room with designer touches, private home office, chef-inspired kitchen with granite countertops, and walk-in pantry that blends beauty and practicality. The spacious mudroom is a standout - an organizational dream come true! Upstairs, enjoy a bright and inviting bonus room, generously sized bedrooms, and a luxurious primary retreat complete with a spa-inspired ensuite with in-floor heating. The partially finished basement includes in-floor heating, high ceilings, a large guest bedroom, full bathroom, an expansive storage area, and a media room - ideal for movie nights or future customization. Additional highlights include: brand new boiler installed in May 2025 (11K+), recently inspected high quality water softener, new dishwasher and electric stove, extra storage in the insulated, oversized garage. Outside, you'll be wowed by the exceptional landscaping, impressive curb appeal, corner lot with RV parking, and more. Don't miss your chance to own this remarkable property - Welcome Home! (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft

Bedroom 14.25 Ft x 14.50 Ft

Furnace 12.75 Ft x 13.58 Ft

Other 5.25 Ft x 9.58 Ft

Office 9.25 Ft x 10.33 Ft

Great room 11.42 Ft x 12.42 Ft

Living room 12.75 Ft x 13.67 Ft

Dining room 6.08 Ft x 11.42 Ft

Other 7.58 Ft x 11.08 Ft

2pc Bathroom 5.33 Ft x 7.50 Ft

Bonus Room 13.83 Ft x 17.25 Ft

Primary Bedroom 14.50 Ft x 16.92 Ft

Bedroom 9.92 Ft x 13.58 Ft

Bedroom 9.92 Ft x 13.42 Ft

4pc Bathroom 4.92 Ft x 10.42 Ft

5pc Bathroom 9.17 Ft x 13.67 Ft

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Listing Presented By:



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