

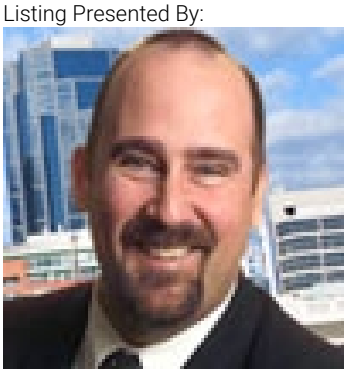
35 Auburn Sound Cove Calgary Alberta

$1,899,000

Welcome to this magnificent WALKOUT home offering over 4,400 sq. ft. of beautifully developed living space, perfectly positioned on a generous pie-shaped lot in a quiet cul-de-sac. Backing onto one of Calgary's most sought-after lakes, this exceptional property showcases breathtaking lake views, convenient water access, and a sun-drenched, south-facing backyard where you can enjoy long summer days and the ultimate lakeside lifestyle. Thoughtfully designed for everyday living and entertaining, the freshly painted main floor welcomes you with a private home office featuring custom built-ins and a spacious TV room that could easily serve as a formal dining room. At the heart of the home, the gourmet kitchen features granite countertops, stainless steel appliances, subway tile backsplash, abundant cabinetry, and a convenient pantry. The kitchen flows into a bright breakfast nook with patio doors opening onto the expansive deck, creating effortless indoor-outdoor living with spectacular lake views. The adjoining family room is anchored by a beautiful stone-surround fireplace, offering a warm and inviting place to gather. Upstairs, an impressive bonus room with soaring vaulted ceilings and oversized windows is ideal for movie nights, games, or a second family living area. Three generously sized bedrooms include the spacious primary retreat, complete with a walk-in closet and spa-inspired ensuite featuring a relaxing soaker tub, separate glass and tile shower, dual sinks, and generous counter space, the upper level also has a large and convenient laundry room. The fully developed WALKOUT basement adds incredible flexibility with a large recreation room, fourth bedroom, full bathroom, and dedicated gym area. Large windows capture unobstructed lake views, while direct access to the backyard makes this level perfect for entertaining, hosting overnight guests, or simply relax...

Bedroom 15.08 Ft x 14.92 Ft
4pc Bathroom 8.58 Ft x 8.42 Ft
Family room 20.42 Ft x 15.00 Ft
Exercise room 15.00 Ft x 12.00 Ft
Kitchen 15.33 Ft x 15.00 Ft
Living room 19.67 Ft x 15.00 Ft
Foyer 6.17 Ft x 7.67 Ft
2pc Bathroom 7.17 Ft x 3.25 Ft
Primary Bedroom 18.67 Ft x 15.08 Ft
Other 13.42 Ft x 7.83 Ft
5pc Bathroom 10.42 Ft x 15.00 Ft
Bedroom 10.50 Ft x 12.33 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Dining room 12.17 Ft x 13.92 Ft

Breakfast 10.92 Ft x 10.08 Ft

Other 10.33 Ft x 5.25 Ft

Office 10.42 Ft x 11.67 Ft

Bedroom 11.75 Ft x 13.17 Ft

4pc Bathroom 11.75 Ft x 6.83 Ft

Bonus Room 19.00 Ft x 13.08 Ft