



# 44 Auburn Sound Court Calgary Alberta

\$1,249,900

Welcome to your dream home! This immaculate 2-storey residence offers over 4000 sq ft of luxurious finished living space, thoughtfully designed to cater to all your needs. Nestled in a quiet cul-de-sac, this property provides a peaceful retreat while being conveniently located near essential amenities. As you walk up you will notice the amazing curb appeal with triple garage and extended driveway. Located only steps from the walking path. Enter the front door and you are greeted by the formal dining room that flows in to a cozy living room and a modern kitchen with a large island. Enjoy this bright space with many, many windows and garden door leading to the spacious deck with pergola, hot tub and backyard with path and gas hookup for your firepit. The kitchen boasts cabinets to the ceiling, stainless appliances and loads of counters.. A substantial butler's pantry off the kitchen is ideal for all your culinary needs as well as storage. There is also a second pantry for more storage!! To finish off this level is a half bath and a practical mudroom adds convenience and organization. Upstairs the spacious layout boasts 4 generous bedrooms and a versatile bonus room, perfect for a home office, playroom, or additional living space. The primary bedroom is stunning with spa-like ensuite and large walk in closet. Also, convenient upstairs laundry. Enjoy the ease of having laundry facilities on the same floor as the bedrooms. The fully finished basement is an entertainer's delight, complete with a fireplace, wet bar (with heated floor), full bath, and an additional bedroom, providing ample space for guests or a growing family. The perfect man cave! A spacious, heated triple garage offers plenty of room for vehicles and storage. This exquisite home combines luxury and functionality, making it perfect for families and those who love to entertain. Don't miss the opportunity ...

3pc Bathroom 8.42 Ft x 8.58 Ft

Other 9.00 Ft x 7.75 Ft

Bedroom 10.33 Ft x 18.33 Ft

Recreational, Games room 28.08 Ft x 21.25 Ft

Furnace 15.75 Ft x 13.42 Ft

Other 7.00 Ft x 8.00 Ft

Kitchen 17.83 Ft x 14.08 Ft

Living room 16.00 Ft x 14.25 Ft

Other 7.83 Ft x 10.75 Ft

Other 5.42 Ft x 8.00 Ft

4pc Bathroom 47.92 Ft x 7.50 Ft

5pc Bathroom 14.33 Ft x 14.00 Ft

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**RE/MAX Realty Professionals**

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2pc Bathroom 7.25 Ft x 4.92 Ft  
Breakfast 14.00 Ft x 7.25 Ft  
Dining room 13.00 Ft x 11.42 Ft  
Foyer 12.75 Ft x 12.25 Ft

Bedroom 10.50 Ft x 12.58 Ft  
Bedroom 11.00 Ft x 11.50 Ft  
Bedroom 14.00 Ft x 17.92 Ft