



THE
A-TEAM

**RE/MAX
FIRST**

27 AUBURN SOUND Cove, Calgary T3M 0G6

MLS® #: **A2188939** Area: **Auburn Bay** Listing Date: **01/24/25** List Price: **\$1,600,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2008** Abv Sqft: **2,950**
Lot Information Low Sqft:
 Lot Sz Ar: **10,946 sqft** Ttl Sqft: **2,950**
 Lot Shape:

DOM

44
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Treed**
 Park Feat: **Heated Garage, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Lighting, Private Yard**

Construction: **Cement Fiber Board, Stone**
 Flooring: **Hardwood, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`2" x 18`11"
Kitchen	Main	24`5" x 15`1"
Office	Main	13`9" x 10`5"
Foyer	Main	15`1" x 6`6"
Bedroom	Upper	12`6" x 10`11"
Bedroom	Lower	12`5" x 12`0"
Game Room	Lower	29`0" x 21`1"

Room	Level	Dimensions
Dining Room	Main	17`2" x 12`6"
Pantry	Main	10`0" x 4`9"
Laundry	Main	12`10" x 12`6"
Bedroom - Primary	Upper	17`0" x 16`1"
Bedroom	Upper	14`11" x 12`6"
Other	Lower	12`0" x 10`3"
2pc Bathroom	Main	

5pc Ensuite bath
3pc Bathroom

Upper
Lower

5pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0710127

Remarks

Pub Rmks:

This is your opportunity to own this exceptional property in Auburn Bay, Calgary's premier lake community! Offering year round recreation from swimming to ice skating, this stunning 2 storey walkout family home is situated on one of the largest pie-shaped lots in the area, with SW exposure, partial mountain views, semi private dock and direct lake access three houses away! Nestled on a quiet cul-de-sac, this home boasts outstanding curb appeal with a grand entrance, oversized triple garage with stained cedar doors, and a beautiful cedar fence that adds warmth and charm to the exterior. Inside, you'll find 9 ft ceilings on all three levels, maple hardwood floors on the main & upper floors, and luxury vinyl plank flooring in the fully finished walkout basement. The chef's dream kitchen is perfect for both cooking and entertaining, with floor-to-ceiling maple cabinetry, gas cooktop, double wall ovens, expansive granite countertops, and a stylish subway tile backsplash. The oversized island is ideal for gatherings, and the coffered ceiling in the dining area adds a touch of sophistication. Open to the kitchen, the cozy great room with gas fireplace and built-ins enjoys abundant sunlight from the large windows. Step outside onto the massive upper deck, which provides a private view of the huge backyard. The main floor also features a walkthrough pantry leading to the spacious mudroom/laundry area, complete with built-in cabinets and lockers for added convenience; as well as an office featuring custom cabinetry and ample storage. Upstairs, the expansive primary suite offers a spa-inspired ensuite with dual sinks, a soaker tub, and a walk-in closet with custom built-ins. Two additional large bedrooms, each with walk-in closets and built-ins, share a spacious bathroom with dual vanities. A built-in desk/study area completes this level. The fully finished walkout basement expands your living space, featuring a bright family room, 4th bedroom, flex room, and a 3 piece bathroom with roughed-in steam shower. This area has direct access to the beautifully landscaped backyard, perfect for seamless indoor/outdoor living. The home offers a wide array of upgrades, including heated basement floors, heated garage with epoxy flooring and built-in cabinets, a Kinetico water system, and a hot water heater under 2 years old. Additional features include A/C, central vacuum system, and gorgeous window coverings throughout. The backyard is an entertainer's paradise, featuring 1100 sq ft of colored & stamped concrete, a newly redone upper vinyl deck, a hot tub, and a large dog run with synthetic grass for easy maintenance. The professionally landscaped yard is complete with an underground irrigation system and shed for additional outdoor storage. Auburn Bay offers exclusive lake access, a community centre, parks, and highly rated schools just a short walk away. This home is the perfect place to raise a family and create lasting memories. This rare gem won't last long—schedule a viewing today!

Inclusions:
Property Listed By:

**Kinetico water system, hot tub (as is), shed, garage heater, built in wall cabinets in garage, wardrobe in 4th bedroom, tv wall mounts (except main floor)
RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











