



GRASSROOTS
REALTY GROUP

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129 Auburn Sound Point SE
Calgary, Alberta

MLS # A2216043



\$2,695,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,000 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Oversized, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind, Pie Shaped Lot, Views, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Steam Room, Wired for Sound		
Inclusions:	Refrigerator in garage.		

Welcome to the lakefront retreat you've been dreaming of—and now offered as a TURNKEY OPPORTUNITY where the listing price includes all high-end furnishings, curated décor, and artwork for a seamless move-in experience. Nestled on one of the LARGEST LOTS on AUBURN BAY LAKE, this stunning residence offers over 4,800 SQ FT OF EXQUISITELY DESIGNED LIVING SPACE, a PRIVATE DOCK, and spectacular PANORAMIC VIEWS from nearly every room. Step inside to soaring 19-FOOT CEILINGS and dramatic FLOOR-TO-CEILING WINDOWS that flood the main floor with natural light and frame the sparkling lake like a work of art. The open-concept design effortlessly connects the living, dining, and kitchen areas—perfect for both grand entertaining and everyday comfort. One of the standout features of this exceptional home is the DEDICATED MEDIA ROOM, complete with THEATRE-STYLE RECLINER SEATING, creating the ultimate spot for movie nights, game day gatherings, or immersive entertainment experiences right at home. The chef's kitchen is a true showpiece, featuring DAUTER STONE GRANITE COUNTERTOPS, high-end JENN-AIR APPLIANCES, a massive island with extra seating, a WALK-THROUGH PANTRY, and a dedicated COFFEE STATION to elevate your daily routine. A PRIVATE HOME OFFICE and an oversized TRIPLE GARAGE add practical luxury. The MAIN FLOOR PRIMARY SUITE is a serene retreat, boasting UNOBSTRUCTED LAKE VIEWS, sliding doors to the expansive deck, and a spa-inspired 5-PIECE ENSUITE with dual sinks, marble countertops, and a spacious walk-in closet. Upstairs, a sunlit SITTING AREA overlooks the main living space and leads to two generously sized bedrooms and a full bath—providing comfort and privacy for

family or guests. The FULLY DEVELOPED WALKOUT BASEMENT continues the theme of elevated living, with a large GAMES AREA, sleek KITCHENETTE, two additional bedrooms—one with a private ensuite and walk-in closet, the other with direct lake views—and a luxurious full bathroom featuring a STEAM SHOWER. The COVERED PATIO, finished with stylish tile plank flooring, opens to a beautifully landscaped yard with a CUSTOM SHED and ample room for outdoor enjoyment. Additional highlights include IN-FLOOR HEATING in the basement, CENTRAL AIR CONDITIONING throughout the home, AUTOMATED BLINDS, and a NEWLY REDONE DRIVEWAY that adds convenience and curb appeal. This is a RARE OPPORTUNITY to own a premier LAKEFRONT PROPERTY in one of Calgary's most sought-after communities. Don't miss your chance to experience the best of AUBURN BAY LIVING—where luxury, comfort, and lakeside beauty come together in perfect harmony.