



GRASSROOTS
REALTY GROUP

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54 Auburn Sound Place SE
Calgary, Alberta

MLS # A2243306



\$2,299,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,019 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lake, Low Maintenance Landscape, Private, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, water softner (both no contract), 2 ac units, 2 remote awnings, garburator, microwave downstairs

Stunning Walkout Home Backing Onto the Lake in Prestigious Community. Welcome to this breathtaking 2-storey walkout home, perfectly positioned on a large cul-de-sac lot and backing onto a serene lake with unobstructed panoramic views. Located in one of the community's most esteemed neighborhoods, this home combines elegant design with luxurious functionality, offering 4 spacious bedrooms and 3.5 beautifully appointed bathrooms. Step inside to soaring high ceilings and an abundance of natural light streaming through expansive windows that frame the spectacular lake views. The main floor features a chef-inspired kitchen with stainless steel appliances, a massive island perfect for entertaining, a walk-in pantry, and a separate dining area. Thoughtfully designed with family living in mind, the mudroom includes built-in shelving and offers seamless access to the rest of the home. Upstairs, you'll find 3 generously sized bedrooms, a versatile bonus room, and a luxurious primary retreat that boasts sweeping lake views, a walk-in closet with custom cabinetry, and a spa-like ensuite complete with a soaking tub and oversized shower. The fully finished walkout basement is an entertainer's dream, offering a wet bar, cozy recreation room with fireplace, 4th bedroom, 3-piece bathroom, and ample storage space—all with direct access to your private patio and backyard oasis. Meticulously maintained grounds surround the home, with vibrant gardens, lush greenery, and inviting outdoor spaces both in the front and back that showcase the property's curb appeal and backyard oasis. Inside and out, this home shines with fresh interior and exterior paint, and brand-new cozy plush carpeting throughout the upper level and basement for a fresh, modern look. A spacious three-car garage offers abundant storage and workshop

potential, while the wide, paved driveway provides plenty of room for guests and recreational vehicles. This exceptional property offers the perfect balance of elegance, comfort, and functionality in an unbeatable location. Don't miss your chance to live lakeside in luxury!