



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9 Auburn Sound Cape SE Calgary, Alberta

MLS # A2244773



\$1,024,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,485 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: Garburator,

Welcome to 9 Auburn Sound Cape SE — An Exceptional Estate Home in a Premier Lake Community! Nestled in an exclusive enclave just steps from Auburn House, this beautifully appointed 4-bedroom + den + bonus room, 3.5-bathroom residence offers luxury living with every detail thoughtfully designed for comfort, function, and style. Step into a grand foyer that sets the tone, leading into a home filled with premium craftsmanship, rich hardwood flooring, and custom designer touches throughout. The formal dining room is perfect for hosting elegant dinners, while the private home office provides a quiet, productive space. At the heart of the home, the chef-inspired kitchen features granite countertops, a walk-in pantry, and upgraded appliances, seamlessly blending beauty and practicality. The spacious mudroom is a standout—an organizational dream, ideal for busy families. Upstairs, unwind in the bright bonus room, perfect for casual lounging or kids’ play. Three generous bedrooms include a luxurious primary retreat with a spa-inspired ensuite, complete with in-floor heating for added comfort. The partially finished basement offers incredible flexibility, including in-floor heating, high ceilings, a large guest bedroom, full bathroom, media room, and a massive storage area—ready to be customized to your needs. Additional highlights include: Brand new boiler installed May 2025 (\$11K+), High-quality water softener (recently inspected), New dishwasher and electric stove, Oversized, insulated garage with extra storage, RV parking, corner lot, and professional landscaping