



GRASSROOTS
REALTY GROUP

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67 Auburn Sound Cove SE
Calgary, Alberta

MLS # A2256000



\$2,499,999

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,692 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Beach, Cul-De-Sac, Irregular Lot, Lake, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Other, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

JUMBO LAKE LOT with very rare SOUTH FACING DOCK and SANDY BEACH! Unique floor plan includes TWO PRIMARY SUITES! Welcome to a once-in-a-lifetime opportunity to own a LAKE FRONT ESTATE HOME in Calgary's premier lake community of Auburn Bay, a waterfront estate that exudes luxury living. Set on an expansive lot at the end of a private cul-de-sac, this extraordinary home spans 3692 sq. ft. of living space and enjoys a rare, sun-drenched south-facing dock and private beach—features almost impossible to find in Auburn Bay. From first arrival, the home compels attention with its rare side-drive triple garage, large frontage, and striking curb appeal framed by fresh landscaping. Inside, you are welcomed by a sunken foyer and gleaming hardwood floors that flow throughout the main level. A grand staircase and coffered ceilings set an elegant tone, while walls of windows frame endless lake views and flood the home with natural light. The dream kitchen is a showcase in both design and function with custom cabinetry, counter-to-ceiling stone backsplash, a gas range, colossal island, granite countertops, and a walk-through pantry that makes entertaining effortless. The adjoining dining area and spectacular great room, anchored by a statement stone fireplace, create a seamless flow. The home features not one but two primary suites, each with spa-inspired ensuites offering heated floors, dual vanities, soaker tubs, oversized showers, and breathtaking views. Upstairs, a bright and inviting bonus room, additional spacious bedrooms, and a secondary primary retreat provide comfort and versatility for family or guests. The walkout basement opens directly to the waterfront, where professional landscaping has created a private sanctuary. Highlighted by a sandy beach playground and expansive stone patios that allow year-round

enjoyment, from morning coffee on the deck, to fishing and boating in summer, to skating and hockey on your private rink in winter! This rare house offers unique lakefront living just steps from Auburn Bay’s schools, parks, and amenities. Opportunities like this are exceedingly rare, don't let it slip away!