

\$999,900 - 9 Auburn Sound Cape Se, Calgary

MLS® #A2244773

\$999,900

4 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

Welcome to 9 Auburn Sound Cape SE â€” An Exceptional Estate Home in a Premier Lake Community!

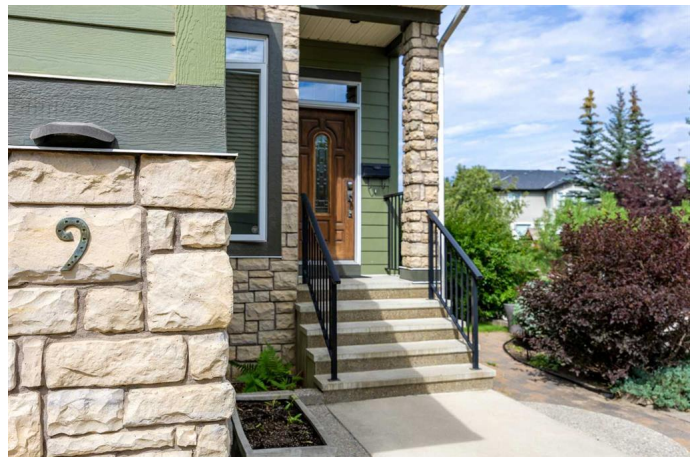
Nestled in an exclusive enclave just steps from Auburn House, this beautifully appointed 4-bedroom + den + bonus room, 3.5-bathroom residence offers luxury living with every detail thoughtfully designed for comfort, function, and style.

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 standoutâ€”an organizational dream, ideal for busy families.

Upstairs, unwind in the bright bonus room, perfect for casual lounging or kidsâ€™™ 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 areaâ€”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

Built in 2006

Essential Information

MLS® #	A2244773
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,485
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Auburn Sound Cape Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High
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	Ceilings, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Garburator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	24
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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