

\$1,289,900 - 19 Auburn Sound Cove Se, Calgary

MLS® #A2130969

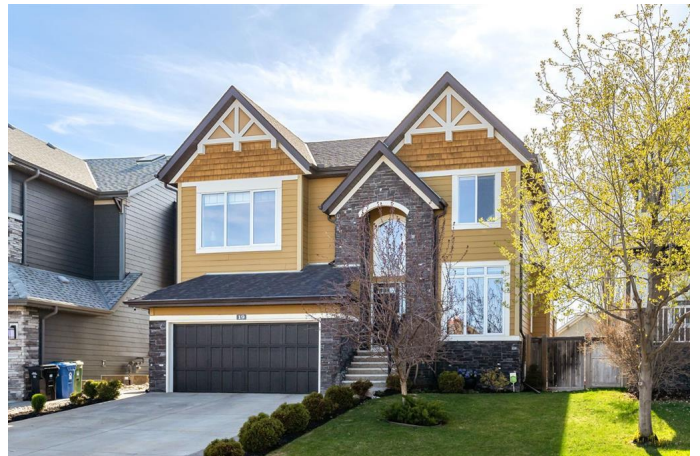
\$1,289,900

4 Bedroom, 4.00 Bathroom, 2,716 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

Wow! This is the home you have been waiting for! A combination of a premium Lake access location, excellent layout, and beautiful finishes is unlike anything you will find in the area. Situated on a quiet cul-de-sac featuring a total of 4 large bedrooms, 3.5 bathrooms, fully finished basement, over 3880 sq ft of total living space & an interior rich with natural light resulting in connectivity to the Auburn Bay neighborhood that it resides within. Upon entry, you are greeted with an exceptionally bright and open contemporary floor plan with an open foyer with vaulted ceiling, 9 ft ceilings, living area with a soothing gas fireplace, beautifully refinished hardwood floors, a wall of windows spanning the back of the home providing a fantastic feeling of space and tranquility with access out to the gorgeous sunny west large deck overlooking the beautiful backyard /green belt & ample seating to enjoy a quiet night or BBQ to host your guests! Back inside, enjoy your chef's kitchen offering upgraded stainless steel appliances, large granite-stone island, custom maple cabinetry, ample counter & cupboard space, pantry with amazing organizational shelving, built-in oven and large dining room that is poised to host many dinner nights with friends + family while enjoying the sculpted interior lines flowing harmoniously throughout. Around the corner from the dining room is a fantastic den perfect for the work from home situations, large mudroom accessing your fully finished DBL car garage, 2-piece powder



room, an abundance of pot lighting and a wood/ironsteel rail staircase complete your main floor. On the upper floor, enjoy the spectacular upper bonus room with soaring views of the lake, Primary bedroom retreat w/ custom French doors, large windows , oversized custom huge walk-in closet with California closet organizers, luxurious ensuite with comfort-height dual vanity, separate shower, soaker tub, water closet & storage! Down the hall is a large second and third bedroom with big windows with views, upper floor laundry area & a clean 4-piece bathroom with modern fixtures. Fully finished walkout basement offering exceptional additional space with plenty of storage, guest bedroom, gym/play area, large rec room perfect for those movie nights, big windows, 3 pc bathroom & access to your rear stamped concrete patio with hot-tub! As you are taking it all in don't forget to notice the upgraded high-efficiency mechanical with central A/C, water softener, Hardie plank exterior, and beautiful landscaping work! Opportunity Knocks in Auburn bay. Here you will appreciate the serenity of the lake and commune with nature while enjoying the abundance of walking paths/ biking trails, and backs onto a green belt & connects to the shared dock. If you are looking for a show-stopper Estate home close to the Lake with exceptional quality and light, this is your next home! You will not be disappointed, pride in ownership is evident. A must to see and own. Call today.

Built in 2009

Essential Information

MLS® #	A2130969
Price	\$1,289,900
Sold Price	\$1,335,500
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,716
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	19 Auburn Sound Cove Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G6

Amenities

Amenities	Beach Access, Clubhouse, Dog Park
Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Electric Range, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Full, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage

Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit
Trees/Shrub(s), Few Trees, Lake, Lawn, Low Maintenance Landscape,
Landscaped, Level, Many Trees, Street Lighting, Yard Drainage, Yard
Lights, Views

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2024

Date Sold May 31st, 2024

Days on Market 21

Zoning R-1

HOA Fees 679.00

HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

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