

# \$2,690,000 - 59 Auburn Sound Point Se, Calgary

MLS® #A2137263

**\$2,690,000**

4 Bedroom, 5.00 Bathroom, 3,807 sqft

Residential on 0.19 Acres

Auburn Bay, Calgary, Alberta

Location, Location, Location! Nestled on the most sought-after street in Auburn Bay, this lakefront estate epitomizes luxurious indoor and outdoor living. With well over 5,000 sqft of perfectly developed space, every room offers breathtaking views. Kick off your shoes and step into an open-concept main floor that will make your heart race. The spacious living room with a modern fireplace flows into a massive custom kitchen designed for a culinary master chef. With double islands and a butler's pantry featuring a beverage fridge, this kitchen is a dream come true. The main floor also includes a dining room, a cozy office, and a spacious mudroom leading to the garage (weâ€™ll get back to that surprise later!). Step out through the sliding doors to a massive deck where you can exhale your worries away while overlooking the serene lake. Ascend the custom staircase with glass railings to enter what might be the most amazing primary bedroom you've ever seen. This expansive room stretches from one side of the house to the other, perfectly transitioning from sleeping to soaking to getting ready for a night out. With that kind of view of the lake, it's impossible to wake up on the wrong side of the bed!

Leaving the primary bedroom (we know itâ€™s tough), you'll find a comfortable bonus room begging for a family movie night with popcorn. The stylish oversized laundry room might even convince teenagers to bring in their laundry. The upper floor is completed with two



chic bedrooms, both with en-suites and walk-in closets. Now, let's head downstairs! The walkout lower level is a paradise for all ages, featuring an open family/rec room for hanging out, a workout area or kids' mini sticks game space, a wet bar for entertaining, and a sizable bedroom with a cheater en-suite. Loaded with huge windows, the lower level is bathed in natural light. Slide on your flip-flops and let's explore lake life! The west-facing backyard boasts a poured concrete patio with a hot tub on one side and an outdoor kitchen setup with the game playing on the TV on the other. Grab a cold one and head to the fire pit with friends while watching kids jumping off the dock and push each other off the paddle boards. Does it get any better than this? Oh, it sure does! We haven't even seen the garage yet! Step inside and feel a wave of relaxation wash over you. This finished triple car garage features an epoxy floor, high-gloss cabinetry, and a TV for catching game highlights. Enjoy this space year-round with a garage heater keeping things cozy. THIS HOUSE IS AMAZING! I'm pretty sure when Kenny Chesney sings about sitting on a beach at the lake, he's thinking about this place!

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2137263    |
| Price          | \$2,690,000 |
| Sold Price     | \$2,600,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,807       |
| Acres          | 0.19        |

|            |             |
|------------|-------------|
| Year Built | 2016        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 59 Auburn Sound Point Se |
| Subdivision | Auburn Bay               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3M 0R9                  |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | None                                                                            |
| Parking Spaces | 7                                                                               |
| Parking        | Driveway, Garage Door Opener, Heated Garage, Off Street, Triple Garage Attached |
| Is Waterfront  | Yes                                                                             |
| Waterfront     | Beach Front, Lake Access, Lake Front, Lake Privileges, Waterfront               |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Water Softener, Window Coverings           |
| Heating           | Forced Air, Natural Gas                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                  |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, Dock, Fire Pit, Lighting                  |
| Lot Description   | Back Yard, Beach, Cul-De-Sac, Gazebo, Lake, Front Yard, Lawn, |

|              |                                                     |
|--------------|-----------------------------------------------------|
|              | Landscaped, Level, Street Lighting, Rectangular Lot |
| Roof         | Asphalt Shingle                                     |
| Construction | Composite Siding, Stone                             |
| Foundation   | Poured Concrete                                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 31st, 2024  |
| Date Sold      | June 20th, 2024 |
| Days on Market | 20              |
| Zoning         | R-1             |
| HOA Fees       | 994.56          |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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