

# \$1,275,000 - 107 Auburn Sound Cove Se, Calgary

MLS® #A2153103

**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,706 sqft

Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

This one is a stunner! Perfectly located on one of Auburn Bay's BEST cul-de-sac's and a short walk to the lake from your semi private pathway directly behind your new home! This home has it all! Mountain views, pond views, lake views and your own pathway to visit the lake at your convenience! Inside this amazing home is a main floor office as you enter, storage bench that is ideal for the kids! Through to the main living areas there is a chefs dream kitchen with loads of counter and cabinet space, large walkthrough pantry, stainless steel appliances, gas stove, tiled backsplash and upgraded lighting package. The dining space has amazing views, access to the upper deck, tons of natural sunlight and can accommodate a large table with plenty of chairs. The living room is a cozy space with a stunning gas fireplace to enjoy on those cold winter nights. The main floor is completed with a half bath and a mud room with plenty of storage for everyone! Upstairs you are going to LOVE the sun filled bonus room with views of the lake and vaulted ceilings, 2 additional bedrooms and a full bathroom for the kids, upper laundry that leads through to the large walk in closet in the primary bedroom and an ensuite to die for with dual sinks, stone countertops, soaker tub, separate shower and tons of storage! The lower walkout level is also finished and has a 4th bedroom, an additional full bathroom with a steam shower, new flooring, rec room area with an awesome media set up with speakers, bar area and tons



of storage if you need it! As you walk out to the yard you are going to enjoy the meticulously maintained lawn, plenty of trees for privacy, covered patio area, shed for your lawn toys AND the most exciting part - access to the lake access pathway! There is so much more to love here as well - A/C, built in vacuum, new hot water tank, premier location in a cul de sac and across the street from the lakefront homes, proximity to schools, transit, shopping, all of the local amenities like the multitude of shopping plazas, restaurants, VIP theatre, hospital, YMCA and SO MUCH MORE - do not miss this one!!

Built in 2010

### **Essential Information**

MLS® #	A2153103
Price	\$1,275,000
Sold Price	\$1,207,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,706
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	107 Auburn Sound Cove Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G6

## Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2024
Date Sold	September 25th, 2024
Days on Market	56
Zoning	R-1
HOA Fees	690.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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