

# \$1,024,900 - 9 Auburn Sound Cape Se, Calgary

MLS® #A2244773

**\$1,024,900**

4 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

Welcome to 9 Auburn Sound Cape SE – 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 standout – an organizational dream, ideal for busy families.

Upstairs, unwind in the bright bonus room, perfect for casual lounging or kids'™ 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 area – 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          | \$1,024,900 |
| 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 |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s)           |
| Appliances      | Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Window Coverings |
| 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 | 2               |
| Zoning         | R-G             |
| HOA Fees       | 509             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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