



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**9 Auburn Sound Cape SE  
 Calgary, Alberta**

**MLS # A2244773**



**\$999,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,485 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** Garburator,

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