# \$1,049,900 - 9 Auburn Sound Cape Se, Calgary

MLS® #A2209403

## \$1,049,900

4 Bedroom, 4.00 Bathroom, 2,485 sqft Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

Welcome to 9 Auburn Sound Cape SE - A Truly Exceptional Home in an Exclusive Estate Enclave!

This stunning 3 + 1 bedrooms, den, bonus room, and 3.5 bathrooms residence showcases premium craftsmanship, high-end materials, and meticulous attention to detail throughout. Perfectly situated just steps from Auburn House, this highly sought-after location offers the ultimate in comfort, convenience, and community living.

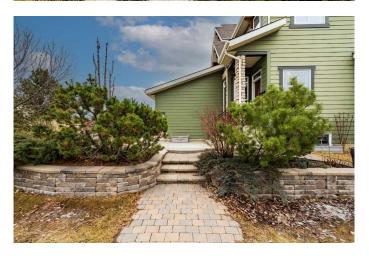
Step inside to discover a thoughtfully designed floor plan that maximizes space and function, making everyday living and entertaining effortless. The main floor features a grand foyer, rich hardwood flooring, dramatic formal dining room with designer touches, private home office, chef-inspired kitchen with granite countertops, and walk-in pantry that blends beauty and practicality. The spacious mudroom is a standout - an organizational dream come true!

Upstairs, enjoy a bright and inviting bonus room, generously sized bedrooms, and a luxurious primary retreat complete with a spa-inspired ensuite with in-floor heating. The partially finished basement includes in-floor heating, high ceilings, a large guest bedroom, full bathroom, an expansive storage area, and a media room - ideal for movie nights or future customization.

Additional highlights include: brand new boiler installed in May 2025 (11K+), recently inspected high quality water softener, new







dishwasher and electric stove, extra storage in the insulated, oversized garage.

Outside, you'II be wowed by the exceptional landscaping, impressive curb appeal, corner lot with RV parking, and more.

Don't miss your chance to own this remarkable property - Welcome Home!

#### Built in 2006

### **Essential Information**

MLS® # A2209403 Price \$1,049,900

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

Fireplaces Gas, Three-Sided

1

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 April 10th, 2025

Days on Market 90
Zoning R-G
HOA Fees 509
HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.