

# \$1,074,900 - 9 Auburn Sound Cape Se, Calgary

MLS® #A2209403

**\$1,074,900**

4 Bedroom, 4.00 Bathroom, 2,485 sqft

Residential on 0.16 Acres

Auburn Bay, Calgary, Alberta

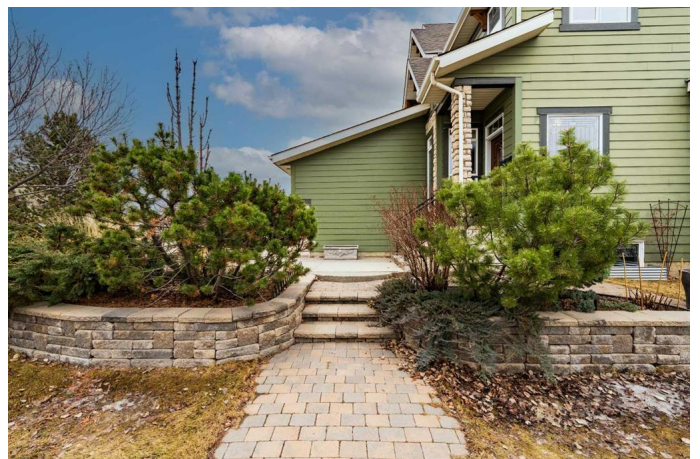
Welcome to 9 Auburn Sound Cape SE - A Truly Exceptional Home in an Exclusive Estate Enclave!

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: recently inspected high quality water softener, new dishwasher and electric stove, extra storage in



the insulated, oversized garage. Outside, you'll 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	\$1,074,900
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), Vaulted Ceiling(s), Tankless Hot Water
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	April 10th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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