

# \$2,299,000 - 54 Auburn Sound Place Se, Calgary

MLS® #A2243306

**\$2,299,000**

4 Bedroom, 4.00 Bathroom, 3,019 sqft

Residential on 0.17 Acres

Auburn Bay, Calgary, Alberta

Stunning Walkout Home Backing Onto the Lake in Prestigious Community.

Welcome to this breathtaking 2-storey walkout home, perfectly positioned on a large cul-de-sac lot and backing onto a serene lake with unobstructed panoramic views. Located in one of the community's most esteemed neighborhoods, this home combines elegant design with luxurious functionality, offering 4 spacious bedrooms and 3.5 beautifully appointed bathrooms.

Step inside to soaring high ceilings and an abundance of natural light streaming through expansive windows that frame the spectacular lake views. The main floor features a chef-inspired kitchen with stainless steel appliances, a massive island perfect for entertaining, a walk-in pantry, and a separate dining area. Thoughtfully designed with family living in mind, the mudroom includes built-in shelving and offers seamless access to the rest of the home.

Upstairs, you'll find 3 generously sized bedrooms, a versatile bonus room, and a luxurious primary retreat that boasts sweeping lake views, a walk-in closet with custom cabinetry, and a spa-like ensuite complete with a soaking tub and oversized shower.

The fully finished walkout basement is an entertainer's dream, offering a wet bar, cozy recreation room with fireplace, 4th bedroom, 3-piece bathroom, and ample storage space—all with direct access to your



private patio and backyard oasis. Meticulously maintained grounds surround the home, with vibrant gardens, lush greenery, and inviting outdoor spaces both in the front and back that showcase the property’s curb appeal and backyard oasis. Inside and out, this home shines with fresh interior and exterior paint, and brand-new cozy plush carpeting throughout the upper level and basement for a fresh, modern look. A spacious three-car garage offers abundant storage and workshop potential, while the wide, paved driveway provides plenty of room for guests and recreational vehicles.

This exceptional property offers the perfect balance of elegance, comfort, and functionality in an unbeatable location. Don’t miss your chance to live lakeside in luxury!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243306    |
| Price          | \$2,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,019       |
| Acres          | 0.17        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 54 Auburn Sound Place Se |
| Subdivision | Auburn Bay               |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3M 0G1 |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Beach Access, Clubhouse |
| Parking Spaces | 6                       |
| Parking        | Triple Garage Attached  |
| # of Garages   | 6                       |

### **Interior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar  |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                               |

### **Exterior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Awning(s), Dock                                             |
| Lot Description   | Back Yard, Low Maintenance Landscape, Private, Underground Sprinklers, Views, Lake |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Other                                                                              |
| Foundation        | Poured Concrete                                                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 16              |
| Zoning         | R-G             |
| HOA Fees       | 1017            |
| HOA Fees Freq. | ANN             |

**Listing Details**

Listing Office                  Royal LePage Solutions

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