# \$949,900 - 4 Auburn Sound Court Se, Calgary

MLS® #A2235364

## \$949,900

3 Bedroom, 3.00 Bathroom, 2,621 sqft Residential on 0.13 Acres

Auburn Bay, Calgary, Alberta

Custom-Built ALBI Executive Home | Stunning Corner Lot on a Quiet Cul-de-Sac | Over 2,620+ Sq Ft of Luxurious Living Space. Welcome to this meticulously designed and extensively upgraded ALBI-built executive homeâ€"a perfect blend of elegance, function, and comfort. Situated on a premium corner lot in a quiet cul-de-sac, this air-conditioned gem offers breathtaking west-facing views of mature trees and a serene pond backdrop on the side. From the moment you arrive, you'll be impressed by the home's rich curb appeal: dramatic roof peaks, Hardie Board siding, a covered front verandah, stone-faced columns, and a 24' x 22' oversized double garage with wood-trimmed door and extended concrete driveway. Every detail has been thoughtfully designed for lasting beauty and performance. Step inside to discover over 2,620 sq ft of finely finished space with 9' ceilings, real hardwood flooring, oversized windows, and high-end finishes throughout. The heart of the home is the chef-inspired gourmet kitchenâ€"complete with ceiling-height custom shaker cabinetry, granite countertops, a five-burner gas cooktop, stainless steel appliances, recessed lighting, and a walk-in pantry room. The large central island with a flush eating bar and undermount sink makes entertaining and everyday living a joy. A spacious breakfast nook offers captivating views and direct access to the upper 10' x 10' deckâ€"ideal for summer barbecues and sunsets. Below, enjoy the







lower 18' x 14' patio and hot tub for relaxing evenings with friends and family. The inviting main floor layout includes a generous family room with a stone-faced gas fireplace, custom wood mantel, an executive-style home office near the front entry, and an expansive open foyerâ€"creating a welcoming space to gather and connect. Upstairs, you'll find three generously sized bedrooms, a shared walk-through laundry room with ample storage, and a bonus room perfect for a playroom, media zone, or cozy retreat. The primary bedroom suite is a true sanctuary featuring large west-facing windows, a two-sided gas fireplace, and a custom walk-in closet. The stunning ensuite includes dual sinks, a deep soaker tub, a frameless glass shower, and a private powder roomâ€"designed for ultimate relaxation. This home is loaded with thoughtful upgrades and built-in conveniences, making it move-in ready for your family to enjoy this summer. Pride of ownership is evident in every corner, from the pristine finishes to the intelligent layout and serene location. Homes of this quality and location are rareâ€"don't miss out! Call your favourite REALTOR® today to schedule your private viewing!

Built in 2011

Year Built

#### **Essential Information**

MLS®#	A2235364
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,621
Acres	0.13

2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 4 Auburn Sound Court Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0G5

## **Amenities**

Amenities Beach Access, Clubhouse, Park, Parking, Party Room, Picnic Area,

Playground, Recreation Facilities, Recreation Room

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Insulated, Oversized

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet

Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub,

Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage

Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Decorative, Family Room, Gas, Mantle, Master Bedroom, Stone

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Courtyard, Covered Courtyard, Lighting, Private Yard

Lot Description Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped,

Many Trees, Private, Secluded, Street Lighting, Yard Lights

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 127

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Jayman Realty Inc.

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