

**54 Auburn Sound Place SE**  
**Calgary, Alberta**

**MLS # A2315504**



**\$2,150,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,035 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Cul-De-Sac, Lake, No Neighbours Behind, P		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Built-in Oven (2) Awning (2), Awning Remote (2), Cabinets (Garage), Paddle Boat, Central Air Conditioning (2 units)

Welcome to one of Auburn Bay's most exceptional lakefront opportunities. Perfectly positioned on a quiet cul-de-sac in the heart of one of Calgary's most sought-after lake communities, this stunning waterfront home offers the rare combination of luxury living, family functionality, and year-round lakefront recreation. With direct access to Auburn Bay Lake, your own private dock, and breathtaking panoramic water views, this is a home designed for families who dream of an active outdoor lifestyle without sacrificing comfort or convenience. Spanning over 4,200 sq. ft. of developed living space, this beautiful Albi-built home offers 5 bedrooms, 3.5 bathrooms, a walk-out basement, and a triple attached garage. From the moment you step inside, soaring 10-foot ceilings, expansive windows, and unobstructed lake views create an unforgettable first impression. The heart of the home is the beautifully appointed chef's kitchen, featuring full-height solid wood cabinetry, a built-in gas cooktop, double wall ovens, a pantry room, and an oversized island designed for gathering with family and friends. The adjoining living and dining areas are flooded with natural light and showcase spectacular views across the water, creating the perfect backdrop for everyday living and entertaining alike. A private main floor office, thoughtfully designed mudroom, and dedicated laundry room add everyday practicality for busy families. Upstairs, the spacious family room provides the perfect place for movie nights or children's activities, while three generous bedrooms offer room for everyone to spread out. The primary retreat is truly exceptional, featuring double French doors, stunning lake views, a private sitting area, and a spa-inspired ensuite complete with heated floors, steam shower, soaker tub, double vanity, and a custom walk-in closet. The fully developed walk-out basement expands

your living space with two additional bedrooms, a large recreation area, home theatre capabilities, and direct access to the waterfront backyard. Outside, the lifestyle this property offers is second to none. Spend summer days paddleboarding, swimming, or boating from your private dock. Host family barbecues on the expansive upper deck with gas hookup and remote-controlled awnings. Enjoy peaceful mornings overlooking the water and front-row seats to Auburn Bay's seasonal events and fireworks displays from the comfort of your own home. Located just minutes from schools, playgrounds, parks, shopping, restaurants, and South Health Campus, this remarkable property also offers quick access to major routes, making weekend escapes to the mountains easier than ever. Lakefront homes of this calibre rarely become available. Experience the perfect blend of luxury, recreation, and family living. Book your private showing today.