

# \$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, youâ€™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          | \$1,049,900 |
| 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   | 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 | 66               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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