

# \$2,299,900 - 82 Auburn Sound Landing Se, Calgary

MLS® #A2254213

**\$2,299,900**

5 Bedroom, 4.00 Bathroom, 3,280 sqft  
Residential on 0.17 Acres

Auburn Bay, Calgary, Alberta

OH Sat, September 6th from 1 to 3:30 pm.  
Welcome to the rarest of opportunities, a lakefront property that embodies family, legacy, and the unmatched lifestyle that comes with owning on the LAKE! This meticulously maintained executive residence offers over 4698 sq of living space on an oversized pie shaped lot with a private dock and professionally landscaped grounds that frame sweeping water views. While some elements of the home offer classic styling ready for your personal touch, the timeless architecture and the one of a kind location make this a beautiful and truly worthwhile investment. Recent area sales confirm that renovated homes on lake lots have achieved premium prices, underscoring the enduring value of this incredible property & location. The open concept main floor is designed for connection & comfort, featuring soaring 17 foot ceilings, newly refinished walnut hardwood floors and a sun filled great room with a soothing two way fireplace. The chef inspired kitchen offers floor to ceiling maple cabinetry, granite counters, travertine backsplash, stainless steel appliances including gas cooktop, built in microwave and a new professional fridge. A massive island makes entertaining effortless while a formal dining room, breakfast nook, and walk through pantry add convenience and style. A spacious mudroom with custom lockers and an oversized triple garage complete the practical needs of a busy family. A dedicated office with



everlasting lake views completes the level, one of two flexible home office spaces that enhance modern living. Upstairs, the primary retreat provides a serene escape with a cozy sitting area, breathtaking water views & a spa like ensuite that includes dual vanities, soaker tub, walk in closet w/built-ins and a rejuvenating steam shower. Two additional bedrooms, a full bathroom, upper laundry room, a flex room that can also be used as a fifth bedroom/office and a large bonus room with custom railing overlooks the lake ! The fully finished walk-out basement extends the living experience with a theatre + games area featuring a projector & surround sound, a large fourth bedroom w/ lake view, a full bathroom and a flex space w/direct access to the backyard. Step outside into your own private oasis with a large upper deck with gas line, a hot tub, UG irrigation and pristine landscaping that leads to your dock where year round lake activities await. Notable upgrades include heated basement floors, dual air conditioning, newer mechanicals, a Kinetico water system, central vacuum and fresh paint. Energy efficiency and thoughtful design are paired with timeless architecture to create a forever home that will stand the test of time! Unmatched community amenities with a vibrant lake and clubhouse, walking paths, schools, Health Campus, Seton shops, and beautiful parks just steps away. This property is the ultimate combination of beauty, comfort, and long term value. A forever home designed for your family and memories on the water. Do not miss it!

Built in 2007

### **Essential Information**

MLS® #	A2254213
Price	\$2,299,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,280
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	82 Auburn Sound Landing Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3m0c9

### Amenities

Amenities	Beach Access, Park, Recreation Facilities, Visitor Parking
Parking Spaces	8
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, 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	Garden, Lighting, Private Yard, Storage, Dock
Lot Description	Back Yard, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Views, Lake, Secluded, Waterfront, Yard Drainage
Roof	Asphalt, Asphalt Shingle
Construction	Composite Siding, Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 4th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	995
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
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