



\$ 1,699,999.00

55 AUBURN SOUND COVE SE CALGARY

<https://paulbrinton.com>

This is the Lakefront Bungalow(with Upper Loft) that you have been waiting for!! Almost 5000 sq/ft of developed luxury spanning 3 floors. Main floor Primary bedroom! Oversized triple garage! Main floor den that could also be a perfect home office. The main floor is spectacular! Two story grand living room...

- 5 beds
- 5 baths
- Detached
- Residential
- Active

Image not found or type unknown



BASIC FACTS

Style: 1 and Half Storey, Bungalow

MLS ® #: A1142968

Type: Detached

Bedrooms: 5

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-09-20 23:18:05

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/20/21

Two Piece Bath: 2

Lot size: 8170 sq ft

Year built: 2010

Parking: Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Beach Access, Clubhouse, Dog Park, Gazebo, Playground, Recreation Facilities

Community Features: Clubhouse, Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Total Parking: 6

Flooring: Carpet, Hardwood, Tile

Fireplace Features: Gas, Living Room, See Remarks

Exterior Features: Dock, Fire Pit, Lighting, Private Yard

District: CAL Zone SE

Inclusions: Movie storage shelf in Basement



Interior Features: Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Master Downstairs,Natural Woodwork,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s)

Roof Type: Asphalt Shingle

Lot Features: Back Yard,Beach,Cul-De-Sac,Lake,Lawn,No Neighbours Behind,Street Lighting,Underground Sprinklers,Rectangular Lot,Waterfront

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Separate/Exterior Entry **Levels:** One and One Half , Walk-Out

Laundry features: Laundry Room, Main Level, Sink

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 8

Suite: No

Frontage Metres: 17.33M 56`10"

Living Area SF: 2927.00

Structure Type: House

Restrictions: Restrictive Covenant-Building Design/Size

Zoning: R-1

List Price Square Foot: \$ 580.80

Photo Count: 49

Construction Materials: Cedar,Composite Siding,Stone,Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: Auburn Bay

Lot Size Acres: 0.19

