

HELLO,
Gorgeous!

16 AUBURN SOUND CRES SE

CALGARY, ALBERTA

A LAKESIDE FAMILY ESTATE IN AUBURN BAY

Tucked into one of Calgary's most established lake communities, this two-storey is finished top to bottom with a warm, functional family layout, just moments from Auburn Bay's private lake, beach, and pathways.

With approximately 3,901 sq ft of total developed living space (2,866 above grade per RMS plus a fully developed basement), 5 bedrooms, and 3.5 bathrooms, this is a home designed for comfortable family living and everyday flexibility.

MAIN FLOOR HIGHLIGHTS

- **Bright, open concept main floor with soaring windows**
 - Gourmet granite kitchen with a massive island, butler's pantry, and walk-in pantry
 - Great room with a gas fireplace and floor-to-ceiling stone
 - Separate dining room plus a sunny breakfast nook
 - Spacious mudroom off the garage and a 2-piece powder room
 - Glass railed deck overlooking the low-maintenance backyard
- Designed for real life... with space to gather, work, and unwind.

UPPER LEVEL

- **Vaulted primary retreat with a walk-in closet and a spa 5-piece ensuite**
 - Deep soaker tub, custom glass shower, and his and hers sinks
 - Three additional bedrooms and a 4-piece bath
 - Large vaulted bonus room plus a convenient upper-floor laundry
- A layout that supports both privacy and practicality.

FULLY DEVELOPED BASEMENT

- **A spacious rec room and a large fifth bedroom**
 - 3-piece bathroom, central A/C, utility, and ample storage
- Real, livable space already finished and ready to enjoy downstairs.

GARAGE, YARD & OUTDOOR

- **Insulated and heated triple attached garage with cedar doors**
- Glass railed deck, ideal for summer entertaining
- Landscaped, fenced yard
- Central air conditioning

This is comfortable, connected, family-friendly living in Auburn Bay.

UPGRADES & FEATURES

- Gas fireplace with floor-to-ceiling stone in the great room
 - Granite kitchen with a butler's pantry and a walk-in pantry
 - Vaulted bonus room and vaulted primary suite
 - Fully developed basement with rec room & 5th bedroom
 - Hot Water Tank (2026), Dual Furnaces (2010), Roof (2020)
- Move-in ready with key updates already completed.

AT A GLANCE

• 5 Bedrooms (4 up + 1 down)

- 3.5 Bathrooms
- 3,901 Sq Ft Total Developed
- 2,866 Sq Ft Above Grade (RMS)
- 5,587 Sq Ft Lot
- Fully Developed Basement
- Heated Triple Attached Garage
- Central Air Conditioning
- Steps to Auburn Bay Lake, Beach, Parks & Pathways
- Auburn Bay HOA (Lake Access)
- Built by Morrison Homes in 2011

WHY YOU'LL LOVE IT

This home stands out for one simple reason... it's finished top to bottom, in a lake community everyone wants to be in.

A finished main floor. A developed basement. Auburn Bay all around.

It's a combination that's hard to find... and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!

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TARA MOLINA
— REAL ESTATE GROUP —

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