



**GRASSROOTS**

REALTY GROUP

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**38 Auburn Sound Landing SE  
Calgary, Alberta**

**MLS # A2319322**

**\$2,288,000**



<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,901 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s)		
<b>Inclusions:</b>	Hot Tub, Shed		

Experience luxury lakefront living at the end of a quiet street in coveted Auburn Bay, where this rare walkout bungalow offers breathtaking views and an amenity-rich outdoor retreat that feels like a private resort. Beautiful low-maintenance flowering trees and shrubs frame the entrance, leading into an impressive foyer with a seventeen-foot barrel-arch ceiling and unobstructed sightlines straight to the water. A formal dining space anchors the main living area and flows effortlessly into the living room, which features a grand sixteen-foot barrel-arch ceiling, a full-height stone fireplace, and expansive windows that frame the lake. The chef’s kitchen is centered around an incredible one-piece marble island and is complemented by a well-designed mudroom with laundry and a generous walk-in pantry. Enjoy morning coffee in the breakfast nook or step onto the thirty-six by nineteen foot upper deck with glass railing to take in the sweeping views. The main level also includes a discreet powder room, a quiet secondary bedroom, and a serene lakeside primary retreat with direct deck access and a beautifully appointed six-piece ensuite with heated floors, floating vanities, and a feature stone wall. The adjoining walk-in closet offers custom cabinetry and the feel of a private dressing room. The walkout level is designed for both relaxation and entertaining, offering a spacious recreation area, wet bar, wine room, dedicated gym, and a private two-bedroom wing with a full bath and open office space. Outside, the property transforms into a true resort-style oasis with curved landscaping, composite decking, a sandy beach zone, a covered television lounge with wood-soffit ceiling, a built-in barbecue station with fridge, a private dock for swimming and paddling, and a beautifully integrated hot tub area that enhances the vacation-like atmosphere. The views from both the upper deck and

the interior living spaces create a sense of being away without ever leaving home. With extensive updates including Gemstone lighting, hot water on demand and grid connected solar panels, elegant designer finishes, and a rare combination of luxury, craftsmanship, & lakefront lifestyle, this exceptional bungalow stands out as one of Auburn Bay's premier offerings. Ideally located near the South Health Campus, commuter routes, shopping, amenities, and schools, this home is designed for those who appreciate the difference. Welcome home.