



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68 Auburn Sound Terrace SE
Calgary, Alberta

MLS # A2324916



\$1,129,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Pie Sha		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: 55" TV & TV Mount & Combination Electric Fireplace and Console Unit in basement. Hot Tub

Walkout home on a pie-shaped corner lot in a quiet cul-de-sac in Auburn Bay, professionally landscaped into an outdoor oasis built for entertaining. Pride of ownership is evident throughout. The main floor is open-concept, highlighted by a two-toned kitchen with timeless white cabinetry and a contrasting dark island featuring raised seating, complemented by a gas fireplace in the living space. A walkthrough pantry connects the garage to the kitchen for easy grocery unloading, and a built-in desk in the back hall adds dedicated workspace, along with a 2-piece bathroom. Main-floor flooring was updated in January 2023 with premium vinyl plank. Upstairs, three bedrooms include a bonus-room option and a primary suite sized for a king bed, dressers, and a sitting area. The ensuite features a soaker tub, his-and-her sinks, and a separate shower, and the walk-in closet connects directly into the laundry room. The remaining two bedrooms are generously sized, with new carpet throughout the upper level. The walkout basement offers a rec room with adjustable theatre lighting, a home office that doubles as a 4th bedroom, a 3-piece bath with a bench shower, and ample storage. Outside, the covered patio functions as an outdoor living room with its own gas fireplace, tinted glass privacy wall, and interlocking stone. A custom-built pergola with privacy walls shelters the Dynasty Spa hot tub, complemented by stonework steps and mature trees throughout the professionally landscaped yard. Sprinkler systems service both the front and back yards, and a large upper deck connects via staircase to the lower patio, leading into the dining area. Recent mechanical and structural upgrades include a high-efficiency furnace (December 2023, transferable warranty), 2 new 40-gallon commercial-grade hot water tanks (January 2026, transferable warranty) with infloor heat roughed

in for future jetted tub capacity in the primary ensuite, central air conditioning (2020), and Nilfisk central vacuum. Exterior updates include a repainted exterior (2021), repainted garage doors, trim, and front door (2025), an upgraded sprinkler control panel (2025), and a new washer and dryer (2025). Auburn Bay is one of southeast Calgary's most sought-after lake communities, offering residents-only lake access, walking trails, dog parks, shopping, dining, and proximity to South Health Campus. Major routes provide easy access to the rest of the city.