



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

68 Auburn Sound Terrace SE
Calgary, Alberta

MLS # A2335414



\$1,050,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,256 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	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

Set on a pie-shaped lot in a quiet cul-de-sac, pride of ownership shines through in this beautifully maintained walkout home. Professionally landscaped, creating an outdoor oasis built for family living, relaxing & entertaining. The open-concept main floor is thoughtfully laid out, with the kitchen, dining room, & living room each holding their own defined space while flowing naturally together. The upgraded two-toned kitchen features white cabinetry & a contrasting dark island with raised seating, creating a warm gathering point for family & friends. The adjoining living room centres around a cozy gas fireplace, ideal for quiet evenings at home. A convenient walkthrough pantry connects the garage to the kitchen, a built-in desk in the back hall offers a dedicated workspace & a side entry off the garage mudroom provides easy come & go space for the whole family. Main-floor flooring was updated in Jan 2023 with premium vinyl plank. Upstairs, 3 generously sized bedrooms include a spacious primary suite with room for a king bed, dressers & sitting area. The ensuite offers a soaker tub, his-and-her sinks & an oversized shower, creating a relaxing retreat at the end of the day. A walk-in closet connects directly into the laundry room for effortless everyday living. The remaining 2 bedrooms are well-proportioned, with new carpet throughout the upper level. Downstairs, the walkout basement adds valuable living space to this home. A rec room with adjustable theatre lighting makes the perfect hangout spot for movie nights & game days. A versatile additional bedroom works equally well as a home office or guest suite, complemented by an updated 3-piece bathroom with a bench shower & designer finishes, plus abundant storage. Outside, the covered patio functions as an outdoor living room complete with its own gas fireplace, tinted glass privacy wall, &

interlocking stone, an inviting setting for entertaining family & friends well past the summer months. The expansive pie-shaped lot is professionally landscaped with lush lawn and mature trees, featuring a custom-built pergola with privacy walls sheltering the Dynasty Spa hot tub, complemented by stonework steps throughout connecting the lower patio, via a staircase, to a large upper deck and dining area. Programmable sprinkler systems service both the front and back yards. Recent mechanical upgrades include a high-efficiency FURNACE (Dec 2023, transferable warranty), 2 NEW 40-gal. commercial-grade HOT WATER TANKS (Jan 2026, transferable warranty), infloor heat roughed in for future development, A/C (2020) & a Nilfisk central vacuum system. Exterior updates include a freshly repainted exterior (2021), repainted garage doors, trim, & front door (2025), upgraded sprinkler control panel (2025), NEW WASHER & DRYER (2025). Located in Calgary's most sought-after lake community, residents enjoy exclusive lake access, scenic walking trails, dog parks, shopping, dining, South Health Campus & major routes.