



GRASSROOTS
REALTY GROUP

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28 Auburn Sound Terrace SE
Calgary, Alberta

MLS # A2344758



\$1,050,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many		

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

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows

Inclusions: n/a

Welcome to 28 Auburn Sound Terrace, a beautifully maintained Morrison-built home set on an exceptional 9,279 sq. ft. pie-shaped walkout lot in the sought-after lake community of Auburn Bay. Offering over 3,275 sq. ft. of developed living space, an oversized double garage and a bright west-facing backyard, this home delivers the space, functionality and setting that families are looking for. Recent updates include fresh designer paint throughout, new countertops and solar panels. The main floor features an inviting open-concept design with hardwood flooring, large west-facing windows and an abundance of natural light. The spacious kitchen offers natural wood cabinetry, new countertops, a large centre island, stainless steel appliances and a walk-in pantry, while the adjoining dining nook features a vaulted ceiling and expansive windows overlooking the backyard. The great room is anchored by a cozy fireplace, creating a comfortable space for both everyday family living and entertaining. A convenient main-floor laundry and discreet powder room complete the level. Upstairs, a generous bonus room provides additional space for movie nights, relaxing or family time, while the adjacent flex room offers versatility as a home office, study, playroom or potential fourth bedroom. The spacious primary retreat easily accommodates a king-sized bedroom suite and features mountain views, a luxurious ensuite with dual sinks, a soaker tub and glass-enclosed shower, plus a walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The fully developed walkout basement extends the living space with a large recreation and media area, complete with a well-appointed wet bar and abundant cabinetry, along with a full bathroom. From here, step directly outside to the expansive west-facing backyard and enjoy the incredible space this oversized

pie lot provides for kids, pets, entertaining and future outdoor living. The oversized double garage offers plenty of room for vehicles, storage and hobbies, including a convenient side-offset area that could function as a workshop or additional storage space. Located in one of Calgary's most desirable lake communities, Auburn Bay offers year-round access to its private 43-acre lake, beach, parks, pathways and community amenities, with shopping, restaurants, the YMCA and South Health Campus all just minutes away. A rare combination of an exceptional lot, over 3,275 sq. ft. of developed living space, thoughtful updates and an outstanding family-oriented location.