

\$968,800 - 28 Auburn Sound Terrace Se, Calgary

MLS® #A2102520

\$968,800

3 Bedroom, 4.00 Bathroom, 2,280 sqft
Residential on 0.21 Acres

Auburn Bay, Calgary, Alberta

Nestled in the heart of family friendly Auburn Bay, this elegant Morrison built three bedroom home offers an expansive 3265 sq ft of total living space on a massive 9275 sq ft pie walkout lot!! The barn style garage door, Hardie siding, and stone accents compliment the stunning curb appeal. The foyer and hallway flow effortlessly into this open and inviting home. Daytime sunlight abounds from the west facing rear windows. The wide open great room floor plan that echos the laughter of family and friends.

The spacious chef-inspired kitchen features natural wood cabinetry, shimmering white quartz counter tops, a large island, walk-in pantry, and a stainless steel appliance package. And donâ€™t miss the extended sunshine flooded nook with a vaulted ceiling. (triple sun exposure!) The great room is complimented by an inset fireplace and satin, finished in place, hardwood flooring. Other noteworthy features are the discrete guest powder room and step saving main floor laundry.

Upstairs you'll find a versatile bonus room with sun inviting windows. Adjacent to the bonus room discover a wonderful "flex" room that is a perfect office, crafts room or fourth bedroom. A few steps away you discover a primary bedroom that is spacious and easily accommodates a king size suite with mountain views. The fully appointed ensuite bathroom



features dual sinks, a luxurious soaker tub, and a glass-walled shower.

There are also two more good sized bedrooms as well as a 4-piece main bathroom upstairs.

The fully developed walkout basement provides a spacious recreation/media room complete with an amazing wet bar that offers loads of extra cabinet storage. There is also an additional full bathroom that adds the finishing touch to this lower walkout level. Oh.... yes, walkout to the huge grade level deck into the massive west facing pie shaped lot!!

And of course the garage! It is oversized and boasts a side off-set area that is perfect for extra storage or as an out of the way mini-shop area!

All this and location too! Auburn Sound Terrace offers quick and easy access to all the amenities, including the Auburn Bay Lake beach, the clubhouse, South Health Campus and the YMCA to name a few.

This is truly a wonderful happy home that has been well loved!

Built in 2005

Essential Information

MLS® #	A2102520
Price	\$968,800
Sold Price	\$961,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	0.21

Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Auburn Sound Terrace Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L6

Amenities

Amenities	Beach Access, Boating, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached, Oversized, Workshop in Garage

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Cul-De-Sac, Lawn, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Manufactured Floor Joist, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed January 19th, 2024
Date Sold March 22nd, 2024
Days on Market 63
Zoning R-1
HOA Fees 498.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Complete Realty

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