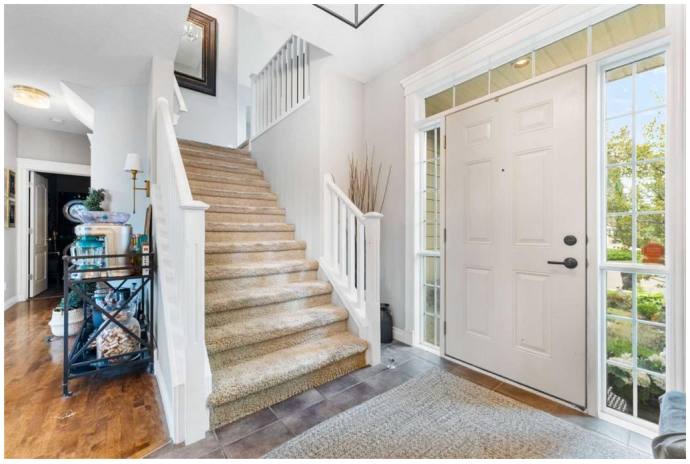
$950,000 - 20 Auburn Sound Terrace Se, Calgary

MLS® #A2255865

$950,000
4 Bedroom, 4.00 Bathroom, 2,296 sqft
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta



Welcome home to this perfectly located home situated in a serene, quiet cul de sac in the estate area of Auburn Bay and just a quick walk to the year round LAKE! This Morrison built home has it all including an open floor plan, lots of upgrades, tons of natural light with a great floor plan for entertaining your guests! The kitchen is the focal point and has plenty of cabinet and counter space, granite countertops, corner pantry, large island with a built in wine rack, BRAND NEW dishwasher, gas stove, tiled backsplash and room for 4 barstools to gather! The dining area adjacent to the kitchen has space for a large table and 6-8 chairs and the living room can accommodate your sectional and has a gorgeous stone faced gas fireplace! The main floor has 9' ceilings and is finished off with a half bathroom, mudroom and laundry area! Upstairs has an awesome bonus room that has an office space with beautiful built ins for extra storage and soaring vaulted ceilings. The primary bedroom is a great size and has a walk in closet and a full ensuite bathroom with a soaker tub separating the his and her sinks! The upper level is completed with 2 more bedrooms and another full bathroom for the kids! The walkout basement is finished with a 4th bedroom, a rec room with a cozy gas fireplace, another full bathroom and some extra storage space. There is also access out to the back yard from the rec room area. If that wasn't enough there is also Central A/C, a private large back yard, a 22'7" x 24' garage,

gleaming hardwood floors, salt water hot tub, premier location close to the LAKE, Hospital, a multitude of restaurants, shops, pubs, an off leash dog park, YMCA and SO MUCH MORE! This is a must see property that has so much to offer!

Built in 2006

Essential Information

MLS® #	A2255865
Price	$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,296
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	20 Auburn Sound Terrace Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1L6

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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