# \$1,149,000 - 44 Auburn Sound Court Se, Calgary

MLS® #A2266925

## \$1,149,000

5 Bedroom, 4.00 Bathroom, 2,928 sqft Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Welcome to this fantastic family home perfectly situated on a quiet cul-de-sac in sought-after Auburn Bay. Offering over 4,000 sq. ft. of beautifully designed living space, this rare property features four bedrooms plus a bonus room upstairs and a fifth bedroom in the fully developed lower levelâ€"ideal for growing families and guests.

The main level features 9-foot ceilings, hardwood flooring, and an open-concept layout that seamlessly connects the kitchen, dining area, and great room. The kitchen is a chef's delight with granite countertops, stainless steel appliances, ceiling-height cabinetry, a butler's pantry with wine fridge, and a walk-through mudroom for easy garage access. The great room features a gas fireplace with tile surround and built-in ceiling speakers, perfect for entertaining.

The upper level impresses with vaulted ceilings in both the primary and second bedrooms, complete with ceiling fans and abundant natural light. The primary suite is a peaceful retreat with a wall of east-facing windows, a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, a separate shower, a private water closet, and a walk-in closet. Three more bedrooms and laundry room complete the upper level.

Downstairs, the fully developed lower level offers a spacious recreation room with gas fireplace, wet bar with wine fridge and built-in cabinetryâ€"the ideal setup for movie nights or guests. A fifth bedroom, 3-piece bathroom,







and large utility/storage room complete the basement.

Additional highlights include: Triple attached heated garage plus driveway parking for four more vehicles, Tankless water heater, water softener, and dual Lennox furnaces with humidifiers.

The backyard is a dream featuring Composite deck with gas line for BBQ, hot tub under pergola, and landscaped backyard featuring stamped concrete walkways, fire pit area (furniture included), mature trees, 8' fencing for privacy along with a Storage shed tucked neatly to the side yard Enjoy the best of Auburn Bay livingâ€"steps from walking paths, the community pond, Auburn Bay Lake, and an off-leash dog park. Families will appreciate proximity to excellent schools, playgrounds, and community amenities. The location offers quick access to Seton's South Health Campus, shopping, restaurants, and major routes including 52nd Street, Deerfoot Trail, and Stoney Trail. This exceptional home combines space, comfort, and thoughtful design in one of Calgary's most family-friendly communities.

#### Built in 2010

#### **Essential Information**

MLS® # A2266925 Price \$1,149,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,928
Acres 0.15
Year Built 2010

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 44 Auburn Sound Court Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 0G5

#### **Amenities**

Amenities None Parking Spaces 7

Parking Additional Parking, Concrete Driveway, Front Drive, Garage Door

Opener, Garage Faces Front, Heated Garage, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High

Ceilings, Kitchen Island, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Bar Fridge, Dryer, Electric Range, Garage Control(s), Humidifier,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings,

Wine Refrigerator, Tankless Water Heater

Heating In Floor, Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Stone, Tile

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Courtyard, Fire Pit, Garden, Private Yard

Lot Description Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Level, Rectangular

Lot, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 30th, 2025

Days on Market 2

Zoning R-G

HOA Fees 508

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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