

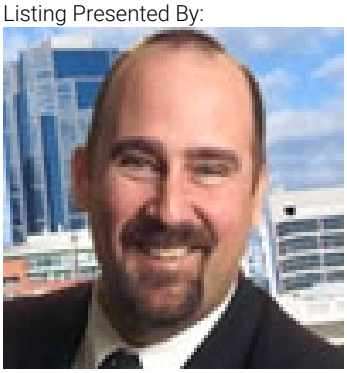
24 Auburn Sound Terrace Calgary Alberta

$1,325,000

** OPEN HOUSE Sun Nov 22 1-4pm** This custom built Morrison Executive home features Hardie Board siding and offers over 3,200 sq ft above grade, plus a 1,524 sq ft basement, providing over 4,700 sq ft of combined floor area across three levels. Grand architectural design, impressive scale and numerous upgrades are showcased by soaring 20 foot vaulted ceilings, expansive windows that flood the home with natural light, and a stunning floor to ceiling, two sided feature fireplace.Freshly painted throughout, the main floor also features luxury tile flooring, spacious living & dining areas, and an additional lounge area offering a cozy and inviting space to relax or entertain, complete with a unique custom artistic bar feature. The beautiful kitchen showcases rich maple cabinetry, 2 built in ovens, an oversized island with eating bar, new quartz countertops (2026) and a new gas cooktop (2026). A convenient walkthrough pantry connects to the mudroom, main floor laundry with new appliances (2025) and attached garage. This level also features a private office and a 2-piece bathroom.With a freshly updated exterior (2024), the home makes an impressive statement both inside and out. Just off the kitchen, step onto the spacious upper deck, completed in 2021, with lighted stairs leading down to an integrated hot tub and beautifully landscaped back yard. Alternatively, enjoy direct access from the lower-level walkout. The expansive pie shaped lot offers an incredible outdoor retreat, featuring a large stamped concrete patio and pergola (2021), with six person hot tub featuring upgraded smart wireless controls. A garden shed and irrigation system further enhance this thoughtfully designed outdoor space. Whether hosting summer gatherings, relaxing in the hot tub or simply enjoying the beautifully maintained surroundings, this backyard was designed to be enjoyed.The fully finished ...

Primary Bedroom 18.42 Ft x 15.83 Ft
Other 4.83 Ft x 10.08 Ft
5pc Bathroom 17.42 Ft x 9.83 Ft
Bonus Room 19.25 Ft x 18.92 Ft
Bedroom 12.33 Ft x 15.33 Ft
Bedroom 10.67 Ft x 14.75 Ft
4pc Bathroom 8.08 Ft x 4.83 Ft
Storage 16.75 Ft x 18.92 Ft
Furnace 13.25 Ft x 12.17 Ft
Living room 18.00 Ft x 15.33 Ft
Dining room 11.00 Ft x 15.33 Ft
Living room/Dining room 12.00 Ft x 14.75 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 5.25 Ft x 10.75 Ft

Bedroom 11.92 Ft x 12.17 Ft

Family room 28.42 Ft x 15.08 Ft

Recreational, Games room 25.33 Ft x 18.92 Ft

Kitchen 20.00 Ft x 13.67 Ft

Office 10.67 Ft x 14.42 Ft

Laundry room 13.75 Ft x 8.08 Ft