

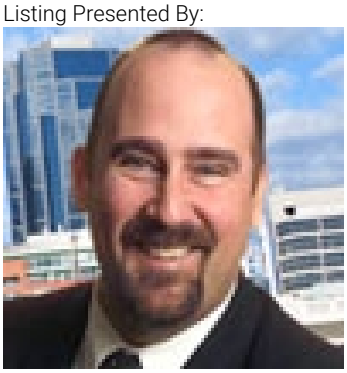
28 Auburn Sound Terrace Calgary Alberta

$975,000

Welcome to 28 Auburn Sound Terrace, a beautifully maintained Morrison-built home set on an exceptional 9,278 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,...

4pc Bathroom .00 Ft x .00 Ft
Family room 14.33 Ft x 26.67 Ft
Other 8.00 Ft x 12.33 Ft
Other 9.75 Ft x 11.33 Ft
Other 7.75 Ft x 11.00 Ft
Furnace 9.00 Ft x 13.25 Ft
Laundry room 6.33 Ft x 9.17 Ft
2pc Bathroom .00 Ft x .00 Ft
Bonus Room 15.67 Ft x 16.00 Ft
Primary Bedroom 14.75 Ft x 16.00 Ft
Bedroom 11.00 Ft x 11.17 Ft
Bedroom 10.25 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

https://melansonrealty.ca/

RE/MAX Realty Professionals

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

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

Other 7.17 Ft x 9.50 Ft

Living room 15.75 Ft x 17.67 Ft

Dining room 6.83 Ft x 13.00 Ft

Kitchen 13.33 Ft x 14.00 Ft

Office 7.58 Ft x 13.50 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom 10.67 Ft x 13.17 Ft