24 Auburn Sound Terrace SE

Calgary | Active | MLS® A2355295

$1,325,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**3,213.83 sq. ft.**

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Listed by CIR Realty

A closer look

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 walkout basement provides even more versatile living space, featuring a spacious family room, large recreation area, plumbing rough in for a future wet bar, a fourth bedroom, a full 4-piece bathroom and an impressive, oversized storage room offering plenty of space to keep everything organized.
The upper level offers 3 generously sized bedrooms, a large bonus room and a beautiful open loft with built-in bookshelves overlooking the grand living area below. The loft offers spectacular views of the soaring fireplace feature and impressive wall of windows. The spacious primary retreat features 2 separate walk in closets and a luxurious 5-piece ensuite with dual sinks and an oversized spa tub.
With its impressive architectural design, exceptional living spaces, extensive upgrades and beautifully landscaped outdoor retreat, this remarkable home offers a wonderful opportunity to enjoy executive living in one of Calgary's most sought after lake communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355295
Bedrooms	4
Bathrooms	4
Year Built	2005
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,213.83 sq. ft.
Main Level Finished Area:	1,628.79 sq. ft.
Upper Level Finished Area:	1,585.04 sq. ft.
Below Grade Finished Area:	1,524.9 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	8,514 sq. ft.
Lot Frontage:	30'1½"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2005 (Age: 21)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0513840

Heating:	High Efficiency, Fireplace(s), Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Decorative, Double Sided, Gas, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Attached, Front Drive, Heated Garage, In Garage Electric Vehicle Charging Station(s)
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access, Recreation Facilities
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Hot tub, Pergola, Door bell camera & Telus security system (not active)
Restrictions:	None Known

Main Floor	Living Room · 18' × 15'4" ·
Main Floor	Dining Room · 15'4" × 11' ·
Main Floor	Living/Dining Room Combination · 14'9" × 12' ·
Main Floor	Kitchen · 20' × 13'8" ·
Main Floor	Office · 14'5" × 10'8" ·
Main Floor	Laundry · 13'9" × 8'1" ·
Main Floor	Entrance · 12'11" × 10'10" ·
2nd Floor	Bedroom - Primary · 18'5" × 15'10" ·
2nd Floor	Walk-In Closet · 10'1" × 4'10" ·
2nd Floor	Bonus Room · 19'3" × 18'11" ·
2nd Floor	Bedroom · 15'4" × 12'4" ·
2nd Floor	Bedroom · 14'9" × 10'8" ·
Basement	Bedroom · 12'2" × 11'11" ·
Basement	Family Room · 28'5" × 15'1" ·
Basement	Game Room · 25'4" × 18'11" ·
Basement	Storage · 18'11" × 16'9" ·
Basement	Furnace/Utility Room · 13'3" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio, Pergola
Lot Features:	Back Yard, Cul-De-Sac, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/24-auburn-sound-terrace-se-calgary-a2355295/

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