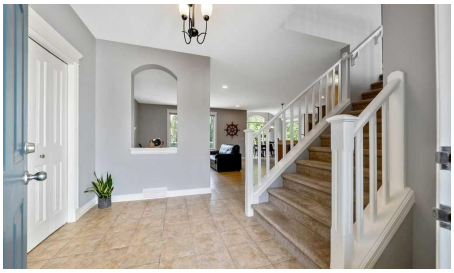
28 Auburn Sound Terrace SE

Calgary | Active | MLS® A2344758

$975,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2005**	**2,291.69 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

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, pets, entertaining and future outdoor living.

The oversized double garage offers plenty of room for vehicles, storage and hobbies, including a convenient side-offset area that could function as a workshop or additional storage space.

Located in one of Calgary's most desirable lake communities, Auburn Bay offers year-round access to its private 43-acre lake, beach, parks, pathways and community amenities, with shopping, restaurants, the YMCA and South Health Campus all just minutes away. A rare combination of an exceptional lot, over 3,275 sq. ft. of developed living space, thoughtful updates and an outstanding family-oriented location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344758
Bedrooms	3

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:	2,291.69 sq. ft.
Main Level Finished Area:	998.19 sq. ft.
Upper Level Finished Area:	1,293.5 sq. ft.
Below Grade Finished Area:	855 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	9,278 sq. ft.
Lot Frontage:	28'11"
Front Exposure:	East
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2005 (Age: 21)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0513840
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Other

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Entrance · 9'6" × 7'2" ·
Main Floor	Living Room · 17'8" × 15'9" ·
Main Floor	Dining Room · 13' × 6'10" ·
Main Floor	Kitchen · 14' × 13'4" ·
Main Floor	Laundry · 9'2" × 6'4" ·
Upper Level	Bonus Room · 16' × 15'8" ·
Upper Level	Bedroom - Primary · 16' × 14'9" ·
Upper Level	Bedroom · 11'2" × 11' ·
Upper Level	Bedroom · 12'2" × 10'3" ·
Upper Level	Office · 13'6" × 7'7" ·
Basement	Family Room · 26'8" × 14'4" ·
Basement	Hobby Room · 12'4" × 8' ·
Basement	Nook · 11'4" × 9'9" ·
Basement	Flex Space · 11' × 7'9" ·
Basement	Furnace/Utility Room · 13'3" × 9' ·
Title to Land:	Fee Simple
Community Features:	Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck

Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-auburn-sound-terrace-se-calgary-a2344758/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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