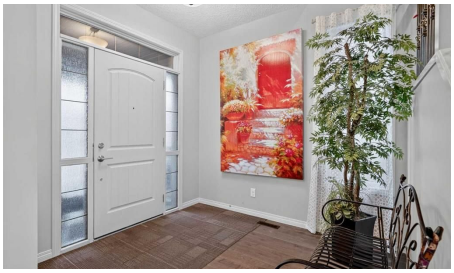
58 Auburn Sound Close

Calgary | Active | MLS® A2357201

$925,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2014**	**2,748.02 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to your dream home in the highly sought-after lake community of Auburn Bay! Tucked away on a quiet street, just steps from schools and playgrounds, this beautifully upgraded home offers over 3,500 sq. ft. of developed living space, 5 bedrooms, a fully developed walkout basement with an illegal suite, and a double attached garage! Step inside to discover a bright and spacious open-concept main floor featuring rich hardwood flooring, a beautiful kitchen with granite countertops, stainless steel appliances, and plenty of cabinetry, perfect for everyday living and entertaining. The inviting living and dining areas provide plenty of space for family gatherings and making lasting memories. Upstairs, you'll find two generously sized bedrooms, a 4-piece bathroom, convenient upper-floor laundry, and a spacious primary retreat complete with its own ensuite. The massive bonus room is filled with natural light from oversized windows, making it the perfect spot for family movie nights, a kids' play area, or simply relaxing after a long day. The fully developed walkout basement adds incredible flexibility, featuring an illegal suite complete with its own kitchen, two bedrooms, a full bathroom, and a comfortable living area, ideal for extended family or multi-generational living. With direct walkout access to the backyard, this lower level offers added convenience and privacy. Step outside to your spacious, low-maintenance backyard, featuring an expansive patio stone area and an elevated deck. Whether you're hosting summer BBQs, entertaining friends and family, or simply enjoying the outdoors, this backyard offers plenty of usable space without the hassle of mowing a lawn! The location is hard to beat! Enjoy exclusive access to Auburn Bay Lake, where you can take advantage of year-round activities including swimming, skating, and beach days. With schools, parks, walking pathways, shopping, restaurants, and the South Health Campus all nearby, everything your family needs is within easy reach.

Whether you're looking for more space for your growing family or the flexibility of a separate basement living area, this home has so much to offer. Don't miss this fantastic opportunity to enjoy the Auburn Bay lifestyle!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357201
Bedrooms	5
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,748.02 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,402 sq. ft.
Lot Frontage:	40'5"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2014 (Age: 12)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1312372
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement, In Unit
HOA Fee:	$523.92
Community:	Auburn Bay
Amenities:	Beach Access
Appliances:	Central Air Conditioner, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Garage door opener, basement refrigerator, basement washer and dryer, basement stove
Restrictions:	Restrictive Covenant
Main Floor	Breakfast Nook · 8'9" × 7'9" ·
Main Floor	Dining Room · 13'4" × 9'10" ·
Main Floor	Foyer · 8'9" × 7'7" ·
Main Floor	Kitchen · 21'8" × 13'5" ·
Main Floor	Living Room · 22'2" × 14'6" ·
Main Floor	Mud Room · 9'9" × 8'5" ·
Upper Level	Bedroom · 14'11" × 10' ·

Upper Level	Bedroom · 15'6" × 9'11" ·
Upper Level	Family Room · 20'11" × 15'9" ·
Upper Level	Laundry · 8'2" × 7'4" ·
Upper Level	Bedroom - Primary · 16' × 14'6" ·
Upper Level	Walk-In Closet · 8'8" × 6'10" ·
Basement	Bedroom · 13'5" × 10' ·
Basement	Bedroom · 13'6" × 9'11" ·
Basement	Kitchen · 12' × 8'8" ·
Basement	Laundry · 8'1" × 6'9" ·
Basement	Game Room · 22' × 13'9" ·
Title to Land:	Fee Simple
Community Features:	Lake, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Interior Lot, Irregular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/58-auburn-sound-close-calgary-a2357201/

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