68 Auburn Sound Terrace SE

Calgary | Active | MLS® A2350120

$999,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2006**	**2,256.26 sq. ft.**

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Listed by RE/MAX Landan Real Estate

A closer look

Set on a pie-shaped lot in a quiet cul-de-sac, pride of ownership shines through in this beautifully maintained walkout home. Professionally landscaped, creating an outdoor oasis built for family living, relaxing & entertaining. The open-concept main floor is thoughtfully laid out, with the kitchen, dining room, & living room each holding their own defined space while flowing naturally together. The upgraded two-toned kitchen features white cabinetry & a contrasting dark island with raised seating, creating a warm gathering point for family & friends. The adjoining living room centres around a cozy gas fireplace, ideal for quiet evenings at home. A convenient walkthrough pantry connects the garage to the kitchen, a built-in desk in the back hall offers a dedicated workspace & a side entry off the garage mudroom provides easy come & go space for the whole family. Main-floor flooring was updated in Jan 2023 with premium vinyl plank. Upstairs, 3 generously sized bedrooms include a spacious primary suite with room for a king bed, dressers & sitting area. The ensuite offers a soaker tub, his-and-her sinks & an oversized shower, creating a relaxing retreat at the end of the day. A walk-in closet connects directly into the laundry room for effortless everyday living. The remaining 2 bedrooms are well-proportioned, with new carpet throughout the upper level. Downstairs, the walkout basement adds valuable living space to this home. A rec room with adjustable theatre lighting makes the perfect hangout spot for movie nights & game days. A versatile additional bedroom works equally well as a home office or guest suite, complemented by an updated 3-piece bathroom with a bench shower & designer finishes, plus abundant storage. Outside, the covered patio functions as an outdoor living room complete with its own gas fireplace, tinted glass privacy wall, & interlocking stone, an inviting setting for entertaining family & friends well past the summer months. The expansive pie-shaped lot is professionally landscaped with lush lawn and mature trees, featuring a custom-built pergola with privacy walls sheltering the Dynasty Spa hot tub, complemented by stonework steps throughout connecting the lower patio, via a staircase, to a large upper deck and dining area. Programmable sprinkler systems service both the front and back yards. Recent mechanical upgrades include a high-efficiency FURNACE (Dec 2023, transferable warranty), 2 NEW 40-gal. commercial-grade HOT WATER TANKS (Jan 2026, transferable warranty), infloor heat roughed in for future development, A/C (2020) & a Nilfisk central vacuum system. Exterior updates include a freshly repainted exterior (2021), repainted garage doors, trim, & front door (2025), upgraded sprinkler control panel (2025), NEW WASHER & DRYER (2025). Located in Calgary's most sought-after lake community, residents enjoy lake access, scenic walking trails, dog parks, shopping, dining, South Health Campus & major routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350120
Bedrooms	4
Bathrooms	4
Year Built	2006
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:	2,256.26 sq. ft.
Main Level Finished Area:	985.74 sq. ft.
Upper Level Finished Area:	1,270.52 sq. ft.
Below Grade Finished Area:	924.83 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	7,125 sq. ft.
Lot Frontage:	27'10"
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
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:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, 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, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$523.92
City Quadrant:	Southeast
Community:	Auburn Bay
Amenities:	Beach Access, Clubhouse, Dog Park, Park, Playground, Recreation Facilities
Appliances:	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Hot tub, A/C Unit TV & TV wall Mount & Combination Electric Fireplace
Restrictions:	Restrictive Covenant, Utility Right Of Way

Main Floor	Kitchen · 14'7" × 14' ·
Main Floor	Living Room · 16'4" × 14'3" ·
Main Floor	Dining Room · 67'10" × 12'10" ·
2nd Floor	Bedroom - Primary · 127'7" × 15'6" ·
2nd Floor	Bedroom · 13'11" × 13'2" ·
2nd Floor	Bedroom · 12'9" × 12'9" ·
2nd Floor	Laundry · 13' × 5'6" ·
Basement	Game Room · 29'9" × 22'1" ·
Basement	Bedroom · 12'4" × 11'9" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Lake, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Deck, Enclosed, Front Porch, Patio, Pergola, See Remarks
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, Pie Shaped Lot, Private, Yard Lights
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-G
Listed Date:	Oct 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-auburn-sound-terrace-se-calgary-a2350120/

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