# \$925,000 - 20 Auburn Sound Terrace Se, Calgary

MLS® #A2255865

### \$925,000

4 Bedroom, 4.00 Bathroom, 2,296 sqft Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome home to this perfectly located home situated in a serene, quiet cul de sac in the estate area of Auburn Bay and just a quick walk to the year round LAKE! This Morrison built home has it all including over 3200 sq. ft of premium developed space, an open floor plan, lots of upgrades, tons of natural light with a great floor plan for entertaining your guests! The kitchen is the focal point and has plenty of cabinet and counter space, granite countertops, corner pantry, large island with a built in wine rack, BRAND NEW dishwasher, gas stove, tiled backsplash and room for 4 barstools to gather! The dining area adjacent to the kitchen has space for a large table and 6-8 chairs and the living room can accommodate your sectional and has a gorgeous stone faced gas fireplace! The main floor has 9' ceilings and is finished off with a half bathroom, mudroom and laundry area! Upstairs has an awesome bonus room that has an office space with beautiful built ins for extra storage and soaring vaulted ceilings. The primary bedroom is a great size and has a walk in closet and a full ensuite bathroom with a soaker tub separating the his and her sinks! The upper level is completed with 2 more bedrooms and another full bathroom for the kids! The walkout basement is finished with a 4th bedroom, a rec room with a cozy gas fireplace, another full bathroom and some extra storage space. There is also access out to the back yard from the rec room area. If that wasn't enough there is also Central A/C,







Underground sprinklers, a private large back yard, a 22'7" x 24' garage, gleaming hardwood floors, salt water hot tub, premier location close to the LAKE, Hospital, a multitude of restaurants, shops, pubs, an off leash dog park, YMCA and SO MUCH MORE! This is a must see property that has so much to offer!

#### Built in 2006

#### **Essential Information**

MLS® # A2255865 Price \$925,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,296

Acres 0.11

Year Built 2006

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 20 Auburn Sound Terrace Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1L6

#### **Amenities**

Amenities Beach Access

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open

Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas, Living Room, Recreation Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed September 12th, 2025

Days on Market 47

Zoning R-G

HOA Fees 509

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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