

# \$1,049,900 - 72 Auburn Sound Crescent Se, Calgary

MLS® #A2261350

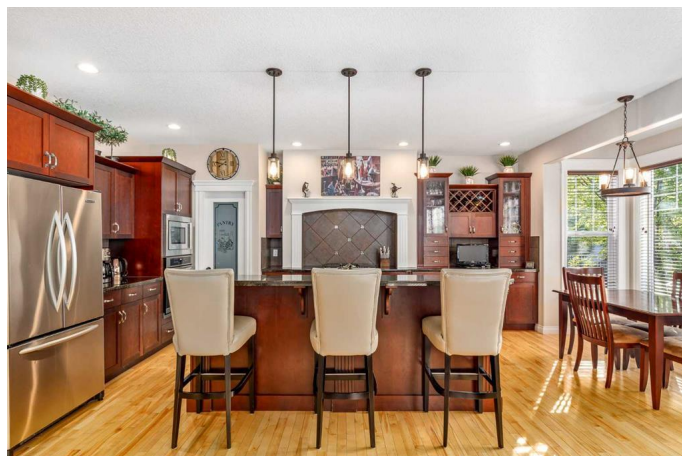
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 2,742 sqft

Residential on 0.14 Acres

Auburn Bay, Calgary, Alberta

Welcome to this meticulously maintained, original-owner Morrison-built home tucked away on a quiet crescent in the heart of Auburn Bay. With an oversized pie-shaped, southwest-facing lot that's both well-treed and private, and just four houses from the playground, this property perfectly blends family living with an unbeatable location. Step inside the vaulted front entry, where a spacious den sets the stage for a home office or study. A formal dining room with bright windows and a niche adds elegance for entertaining. At the back of the home, a welcoming family room with a central gas fireplace flows into the expansive kitchen and sunny breakfast nook. The kitchen features a large island with raised breakfast bar, gas stove, dark stained cabinetry, sleek black quartz countertops, stainless steel appliances, and a classic box-style hoodfan that gives the space an elevated, timeless feel. A built-in bar with wine rack and glass accents doubles as a coffee station, while a full pantry keeps everything organized. Blonde hardwood runs throughout the main level, and a practical mudroom with a 2-piece bath connects to the double garage. Upstairs, the vaulted bonus room offers a cozy corner fireplace and is surrounded by open railings that carry throughout the upper hallway, giving the entire level a bright, open feel. Two generously sized kids' bedrooms, a 4-piece bath, and an upper laundry room add family-friendly convenience. The primary retreat is a



showstopper with dual French doors, a bay-window sitting area, massive walk-in closet, and a spa-inspired ensuite featuring dual sinks with granite counters, a large corner soaker tub, and a stand-alone shower. The fully finished basement offers even more living space with a large rec room (with barn door separation), a full-sized bedroom, 4-piece bath, sunshine windows, and loads of storage. Berber carpet throughout adds warmth, while central A/C keeps the home comfortable year-round. Outside is where this home truly shines. The oversized, pie-shaped lot is surrounded by mature trees, offering privacy and serenity rarely found in the community. A large back deck with gazebo overlooks the yard, while a smartly designed dog run extends directly from the deck for ultimate convenience. With a southwest-facing backyard, youâ€™ll enjoy sun all day and evening â€“ perfect for summer gatherings. And of course, life in Auburn Bay means year-round lake access and endless recreation: swimming, paddleboarding, skating, fishing, and more. Add in schools, parks, shopping, restaurants, the South Health Campus, YMCA, and easy access to Deerfoot and Stoney Trail â€“ and youâ€™ve found a community that offers it all. This is more than a home. Itâ€™s a lifestyle in one of Calgaryâ€™s most desirable lake communities.

Built in 2006

## Essential Information

MLS® #	A2261350
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,742
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Auburn Sound Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Gazebo, Landscaped, Pie Shaped Lot, Private,

	See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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