

\$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. It also includes a custom wine room — perfect for collectors and entertainers alike. 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, you™ enjoy sun all day and evening — 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. This home is also located just a short walk from the community™s main beach entrance, making lake life part of your everyday routine. Add in schools, parks, shopping, restaurants, the South Health Campus, YMCA, and easy access to Deerfoot and Stoney Trail — and you™ve found a community that offers it all. This is more than a home. It™s a lifestyle in one of Calgary™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, Landscaped, Pie Shaped Lot, Private, See Remarks, Gazebo |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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