

\$1,149,000 - 44 Auburn Sound Court Se, Calgary

MLS® #A2266925

\$1,149,000

5 Bedroom, 4.00 Bathroom, 2,928 sqft

Residential on 0.15 Acres

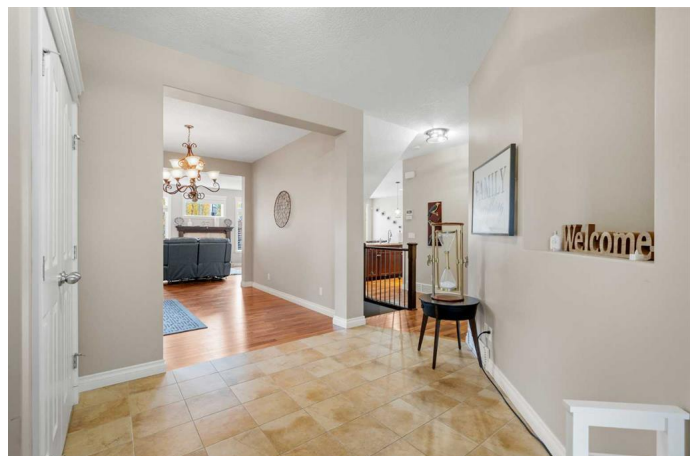
Auburn Bay, Calgary, Alberta

Welcome to this fantastic family home perfectly situated on a quiet cul-de-sac in sought-after Auburn Bay. Offering over 4,000 sq. ft. of beautifully designed living space, this rare property features four bedrooms plus a bonus room upstairs and a fifth bedroom in the fully developed lower level—ideal for growing families and guests.

The main level features 9-foot ceilings, hardwood flooring, and an open-concept layout that seamlessly connects the kitchen, dining area, and great room. The kitchen is a chef's delight with granite countertops, stainless steel appliances, ceiling-height cabinetry, a butler's pantry with wine fridge, and a walk-through mudroom for easy garage access. The great room features a gas fireplace with tile surround and built-in ceiling speakers, perfect for entertaining.

The upper level impresses with vaulted ceilings in both the primary and second bedrooms, complete with ceiling fans and abundant natural light. The primary suite is a peaceful retreat with a wall of east-facing windows, a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, a separate shower, a private water closet, and a walk-in closet. Three more bedrooms and laundry room complete the upper level.

Downstairs, the fully developed lower level offers a spacious recreation room with gas fireplace, wet bar with wine fridge and built-in cabinetry—the ideal setup for movie nights or guests. A fifth bedroom, 3-piece bathroom,



and large utility/storage room complete the basement.

Additional highlights include: Triple attached heated garage plus driveway parking for four more vehicles, Tankless water heater, water softener, and dual Lennox furnaces with humidifiers.

The backyard is a dream featuring Composite deck with gas line for BBQ, hot tub under pergola, and landscaped backyard featuring stamped concrete walkways, fire pit area (furniture included), mature trees, 8'™ fencing for privacy along with a Storage shed tucked neatly to the side yard

Enjoy the best of Auburn Bay living™ steps from walking paths, the community pond, Auburn Bay Lake, and an off-leash dog park. Families will appreciate proximity to excellent schools, playgrounds, and community amenities. The location offers quick access to Seton's™ South Health Campus, shopping, restaurants, and major routes including 52nd Street, Deerfoot Trail, and Stoney Trail.

This exceptional home combines space, comfort, and thoughtful design in one of Calgary's™ most family-friendly communities.

Built in 2010

Essential Information

MLS® #	A2266925
Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,928
Acres	0.15
Year Built	2010
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Auburn Sound Court Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G5

Amenities

Amenities	None
Parking Spaces	7
Parking	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, Kitchen Island, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Tankless Water Heater
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Recreation Room, Stone, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2025
Days on Market 9
Zoning R-G
HOA Fees 508
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.