



GRASSROOTS
REALTY GROUP

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**59 Auburn Sound Crescent SE
Calgary, Alberta**

MLS # A2227165



\$929,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,312 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****NEW PRICE**OPEN HOUSE SUN Jun 22nd 1pm-3pm****Welcome to family life at its finest in Auburn Bay—a vibrant, lake community designed for year-round enjoyment and connection. This beautiful 2-storey home with a fully finished basement is more than just a house—it's a lifestyle built around family, comfort, and making memories together. With 5 bedrooms, 3.5 bathrooms, and a thoughtful, open-concept layout, there's room for everyone to spread out and come together. From sun-filled mornings in the large living room to family dinners in the vaulted-ceiling dining room, every space is filled with warmth and natural light. The kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, a corner pantry, and plenty of cabinets for all your needs. Upstairs, the huge bonus room with vaulted ceilings is perfect for movie nights or a kids' play area, while a flex office space gives you a quiet place to work or study. The finished basement adds even more room for sleepovers, games, or guest visits. This home features 9-foot ceilings on both the main floor and basement, an oversized garage, central air conditioning, central vacuum, and a water softener. But what truly sets this home apart is its unbeatable location and lifestyle. Sitting on a large corner lot, you're just steps away from Auburn Bay Lake, where your family can enjoy swimming, paddleboarding, beach days, and picnics in the summer, and skating, tobogganing, and winter walks in the winter. Everything your family needs is close by—schools, playgrounds, parks, shopping centers, and great restaurants are all just minutes away. This is more than a house—it's the perfect family home in a community that feels like a year-round vacation.

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