

# \$1,199,900 - 159 Auburn Sound Circle Se, Calgary

MLS® #A2265252

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,719 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

This one-of-a-kind turnkey walkout presents incredible value in Auburn Bay. Located on a quiet circle and backing directly onto green space with public & catholic schools just steps outside your back gate, this 4-bedroom, 3.5-bath estate home combines luxury craftsmanship with thoughtful design. Offering nearly 4,000 sq. ft. of finished living space, it features a chef-inspired kitchen, spacious upper level with 3 bedrooms and vaulted bonus room, and a show-stopping lower level perfect for family movie nights or entertaining. Every inch of this home shows in pristine, like-new condition. Enjoy lake privileges, nearby parks and amenities, and a family-friendly location that perfectly balances elegance, comfort, and lifestyle. Main Level: Open-concept design with 7.5" engineered hardwood and 4.5" shutters throughout. Highlights include a grand entry with bench seating, custom boot room with lockers, walk-thru pantry, and a chef's kitchen with Viking Professional gas range, granite island, and full-height cabinetry. The dining nook (seating for 8+) opens onto an oversized upper deck through 8-ft patio doors. A large living room with coffered ceiling and custom feature wall, dedicated office with built-ins, and a stylish half bath complete the level. Upper Level: features a large vaulted bonus room, 3 spacious bedrooms, and a 5-pc bath with dual vanity separated from shower/water closet. The Primary Retreat features a vaulted ceiling, spa-inspired ensuite with heated floors, soaker



tub, oversized glass shower, dual sinks, and private water closet. A custom walk-thru closet connects directly to the laundry room with upgraded cabinetry and a new washer/dryer (2025). Walkout Basement: A true entertainer’s dream with a hidden 3-pc bath behind a maple-paneled wall (heated floors & oversized steam shower), versatile 4th bedroom/home gym with Murphy bed, custom wet bar with ice machine & dishwasher, booth seating, games area, 115” 4K projector with Paradigm Elite in ceiling sound and furnace room with tons of thoughtfully incorporated storage. Outdoor Living: Professionally landscaped with low-maintenance design, aluminum edging, underground sprinklers, mature trees/shrubs, and a large shed finished to match the home’s Hardy Board exterior. Entertain on the oversized upper deck or unwind below on the covered limestone patio. Additional Upgrades: Oversized insulated garage (31’ max length) with storage loft, 2025 preventative maintenance on dual furnaces/humidifiers, central A/C, water softener and new hot water tank (2024). This move-in ready estate home blends luxury, function, and location a rare opportunity in one of Calgary’s most desirable lake communities. Book your private tour today!

Built in 2013

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265252    |
| Price          | \$1,199,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,719       |
| Acres          | 0.12        |
| Year Built     | 2013        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 159 Auburn Sound Circle Se |
| Subdivision | Auburn Bay                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3M 0R8                    |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Wet Bar                          |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                                    |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Gas                                                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full                                                                                                                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Stone, Wood Siding                       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-G                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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