

# \$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 | 9                  |
| Zoning         | R-G                |
| HOA Fees       | 509                |
| HOA Fees Freq. | ANN                |

## **Listing Details**

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

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.