

# \$1,175,000 - 200 Auburn Sound View Se, Calgary

MLS® #A2250381

**\$1,175,000**

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this Albi-built, custom-crafted bungalow in the heart of one of Calgary's most desirable lake communities. Just nine homes from the shared dock, this residence offers a perfect blend of luxury, comfort, and rare lake access. From the moment you arrive, the curb appeal makes a statement—stained solid wood garage doors, full-height brick columns, and pristine landscaping set the tone for what's inside. Step into a warm foyer that opens to a bright, open-concept layout featuring soaring 10-foot ceilings, transom windows, and rich hardwood floors throughout the main level. The gourmet kitchen is designed to impress, with ceiling-height cabinetry, granite countertops, a central island with spice cabinets at both ends, built-in wall oven and microwave with warming drawer, and a walk-through pantry for everyday convenience. The adjacent living room offers a cozy gas fireplace framed with custom millwork and expansive windows that fill the home with natural light while showcasing views of the backyard. A formal dining room provides an elegant space for entertaining, while the built-in home office is both stylish and functional. The spacious primary suite is a true retreat, complete with a spa-inspired ensuite featuring heated tile floors, a jetted tub, walk-in shower, dual vanities, and skylight. The walk-in closet even has its own window for natural light. The fully finished basement expands your living space with 9-foot ceilings, a large recreation room, two additional



bedrooms, office space, and a full bathroomâ€”ideal for family or guests. Outdoors, your sunny backyard oasis awaits with a spacious deck overlooking the greenbelt and walking path. Whether hosting or relaxing, itâ€™s the perfect extension of your living space. And with the lake just steps away, every day feels like a vacation. Additional highlights include central air conditioning, toe-kick vacuums in the kitchen and ensuite, oversized windows, and the welcoming sense of community this neighbourhood is known for. This isnâ€™t just a home itâ€™s a lifestyle.

Built in 2010

**Essential Information**

MLS® #	A2250381
Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	200 Auburn Sound View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G1

**Amenities**

Amenities	Beach Access, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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