

\$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	Finished, 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	7
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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