

\$1,250,000 - 159 Auburn Sound Circle Se, Calgary

MLS® #A2258856

\$1,250,000

4 Bedroom, 4.00 Bathroom, 2,719 sqft

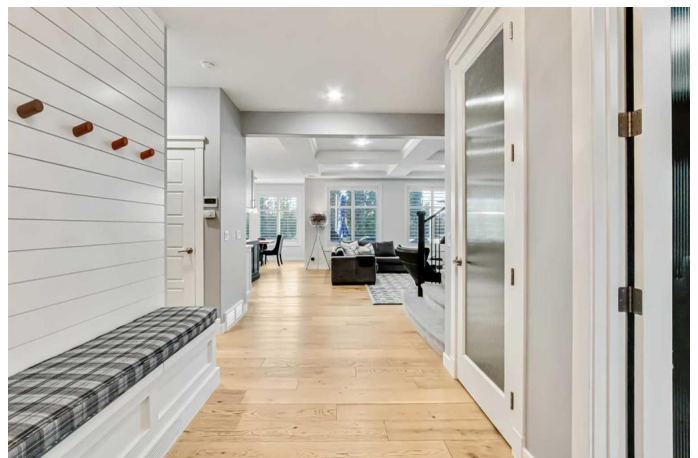
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE SAT OCT 18 AND SUN OCT 19 FROM 1:00PM TO

4:00PM.....Stunning 4-Bed, 3.5-Bath

Walkout backing onto green space in sought-after Auburn Bay Estates. This vibrant four-season community gives residents access to the 43-acre Auburn Bay Lake with private park space, sports courts, and the 14,000 sq. ft. Auburn House (gymnasium, kids programs, banquet spaces & more). Discover the coveted Madison 5 floor plan in this highly upgraded, meticulously maintained home offering nearly 4,000 sq. ft. of finished space across three levels. Perfectly positioned on a quiet circle with direct access to green space, this estate-sized lot is close to schools, parks, retail centres, South Health Campus, and major routes (Deerfoot & Stoney). Auburn Bay School (Public K-5) and St. Gianna (Catholic K-6) sit just beyond your back gate, with Lakeshore (Public 6-9) and Prince of Peace (Catholic K-9) in the designated walk zone. Main Level: Open-concept with 7.5" engineered hardwood and 4.5" shutters throughout. Highlights include a grand entry with bench seating, boot room with custom lockers, walk-thru pantry, chef's kitchen with Viking Professional gas range, granite island, and full-height cabinetry. The dining nook (seating for 8+) opens to the oversized upper deck through 8-ft patio doors. A large living room with coffered ceiling and custom accent wall, dedicated office with built-ins, and stylish half bath complete the level. Upper



Level: Vaulted bonus room, 3 large bedrooms, and 5-pc bath with dual vanity separated from shower/water closet. The Primary Retreat offers a vaulted ceiling, spa ensuite with heated floors, soaker tub, oversized glass shower, dual sinks, and private water closet. A custom walk-thru closet leads directly to the laundry room with upgraded cabinets and new washer/dryer (2025). Walkout Basement: Features a hidden 3-pc bath behind a maple-paneled wall (heated floors & oversized steam shower), versatile 4th bedroom/home gym with built-in Murphy bed, custom wet bar with ice machine & dishwasher, booth seating, games area, and 115" 4K projector with Paradigm Elite sound. Outdoor Living: Professionally landscaped with low-maintenance design, aluminum edging, underground sprinklers, mature trees/shrubs, and large shed with matching Hardy Board. Entertain on the oversized deck or relax 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, new hot water tank (2024), plus extensive custom storage. This move-in ready home blends luxury, function, and location in one of Calgary's best lake communities. Book your private tour today!

Built in 2013

Essential Information

MLS® #	A2258856
Price	\$1,250,000
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
Community	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	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Wet Bar, Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings, Gas Cooktop
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 September 25th, 2025
Days on Market 21
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.