

\$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 4 and SUN OCT 5
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 115â€• 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 (31â€™ 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 Calgaryâ€™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
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 September 25th, 2025
Days on Market 6
Zoning R-G
HOA Fees 509
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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