

**159 Auburn Sound Circle SE  
Calgary, Alberta**

**MLS # A2258856**



**\$1,250,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,719 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Wet Bar		

**Inclusions:** None

OPEN HOUSE SAT OCT 11 AND SUN OCT 12 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!