

# \$1,199,900 - 156 Auburn Sound Circle Se, Calgary

MLS® #A2198404

**\$1,199,900**

4 Bedroom, 3.00 Bathroom, 3,120 sqft  
Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Discover the epitome of luxury living with this exceptional TRIPLE CAR GARAGE ESTATE, nestled in the vibrant lake community of AUBURN BAY. Spanning over 3,120 sq ft, this stunning property is a rare find that elegantly combines sophistication with comfort. As you step through the grand entrance, youâ€™re greeted by an impressive foyer adorned with ARCHITECTURAL COLUMNS and intricate COFFERED CEILING details, setting the tone for the exquisite quality found throughout the home.

The main level offers a seamlessly connected space that integrates the GOURMET KITCHEN, spacious LIVING AREA, all featuring beautiful HARDWOOD FLOORING and premium finishes. The spectacular DESIGNER KITCHEN is a chefâ€™s dream, boasting an abundance of CUSTOM WOOD CABINETRY, state-of-the-art STAINLESS STEEL APPLIANCES, and luxurious GRANITE COUNTERTOPS. The expansive ISLAND serves as a centerpiece for culinary creations and casual gatherings.

A versatile OFFICE SPACE or optional BEDROOM on the main floor bathed in natural light through generous windows ensures productivity or comfort for guests. Ascend to the upper level, where the sumptuous PRIMARY SUITE awaitsâ€”a true sanctuary with a cozy SITTING AREA, abundant space, and an indulgent SPA-LIKE ENSUITE.



Pamper yourself in the opulent BATHTUB or rejuvenate in the lavish FULL-TILED SHOWER, complemented by dual GRANITE-TOPPED VANITIES. And letâ€™s not overlook the DREAM-WORTHY WALK-IN CLOSET, designed with custom built-in storage to accommodate all your wardrobe needs.

Completing the upper floor are two well-appointed BEDROOMS, a FULL BATH, and a SPACIOUS BONUS ROOM perfect for family entertainment or relaxation. Step outside to the FULLY LANDSCAPED BACKYARD, where mature trees create a serene atmosphere for privacy, and a generously sized DECK invites you to entertain or unwind under the sun.

This property exemplifies meticulous PRIDE OF OWNERSHIP, showcasing exceptional care and attention to detail. Situated conveniently close to major roadways for easy access, as well as nearby LAKES, SCHOOLS, SHOPPING, and essential AMENITIES, this luxurious estate is not just a homeâ€™s a lifestyle. Plus, with a quick 30-minute drive to DOWNTOWN CALGARY, youâ€™ll enjoy the perfect blend of tranquil suburban living with the excitement of the city at your fingertips. Donâ€™t let this opportunity slip awayâ€”schedule your private viewing today!

Built in 2013

### **Essential Information**

MLS® #	A2198404
Price	\$1,199,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	3,120
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	156 Auburn Sound Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0R8

### **Amenities**

Amenities	Beach Access, Boating
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, French Door
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Playground
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Private, Other

Roof	Asphalt
Construction	Concrete, Asphalt
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R-G
HOA Fees	465
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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