



GRASSROOTS
REALTY GROUP

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

MLS # A2265252



\$1,199,900

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

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

Inclusions: None

OPEN HOUSE SAT OCT 18 & SUN OCT 19……. 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!