\$1,269,000 - 90 Auburn Sound View Se, Calgary

MLS® #A2212792

\$1,269,000

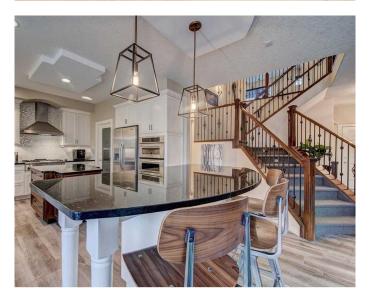
5 Bedroom, 4.00 Bathroom, 2,586 sqft Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Situated on a desirable corner lot in a prime location in Auburn Bay Lake, one of Calgary's largest lakes. This lake access home is located on the infamous Dock #3 which has 15 homes in total is a short swim to the beach! This stunning 2586 sq ft, home truly has it all. From the moment you arrive, you'll be impressed by the aggregate concrete driveway and west-facing front porch, perfect for enjoying evening sunsets. Step inside to beautiful and modern wide plank flooring and an open-concept layout ideal for entertaining. The heart of the home is a chef's dream kitchen featuring two islands a professional-grade Thermador range top, stainless steel appliances, built-in oven, granite countertops, extravagant backsplash, designer lighting and a walk-through pantry for maximum convenience. The den/office is located on the main level for those who want the convenience of working form home or those with flexible schedules. Double doors lead you outside to a spacious deck, brick patio, and expansive backyardâ€"complete with a private gate to the lake and dock, where endless summer memories await. This home is located 10th home on this access, just steps to the beach. Upstairs, you'll find a huge bonus room, generously sized bedrooms, and a convenient laundry room. The luxurious primary suite boasts a vaulted ceiling, spa-like 5-piece ensuite with heated floors, and a walk-in closet with custom organizers. The basement was professionally developed in







2018 and boasts 2 bedrooms, 2 windows have been added for natural light for a sunny side basement, 5 pc bathroom, gym/flex room, dry bar with full sized refrigerator and a gas fireplace with floor to ceiling stone. Additional highlights include: Built-ins in the den and bonus room, Cozy window seat in the great room. Integrated Bose speaker system, High-end window coverings and blinds. In 2019 the hot water tank was replaced with a large 37 litre and in 2020 an irrigation system was installed in the front and back yards along with new landscaping. This home is the perfect blend of style, comfort, and functionalityâ€"with exclusive lake access making it a rare find. Don't miss your opportunity to call this beautiful property home.

Built in 2006

Essential Information

MLS® # A2212792 Price \$1,269,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,586
Acres 0.15
Year Built 2006

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 90 Auburn Sound View Se

Subdivision Auburn Bay

City Calgary
County Calgary

Province Alberta
Postal Code T3M 0C9

Amenities

Amenities Beach Access, Park, Picnic Area, Playground, Racquet Courts,

Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached, Heated Garage

of Garages 2

Interior

Interior Features Bookcases, High Ceilings, Vaulted Ceiling(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 2

Zoning R-G

HOA Fees 850

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Realty Professionals

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