

# \$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 from home or those with flexible schedules. Double doors lead you outside to a spacious deck, brick patio, and expansive backyard 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 functionality 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, Playground, Recreation Facilities, Picnic Area, Park, Racquet Courts |
| 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      | Stone, Wood Frame, Composite Siding                |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |
| HOA Fees       | 850              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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