

\$1,175,000 - 200 Auburn Sound View Se, Calgary

MLS® #A2250381

\$1,175,000

3 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this Albi-built, custom-crafted bungalow in the heart of one of Calgary's most desirable lake communities. Just nine homes from the shared dock, this residence offers a perfect blend of luxury, comfort, and rare lake access. From the moment you arrive, the curb appeal makes a statement—stained solid wood garage doors, full-height brick columns, and pristine landscaping set the tone for what's inside. Step into a warm foyer that opens to a bright, open-concept layout featuring soaring 10-foot ceilings, transom windows, and rich hardwood floors throughout the main level. The gourmet kitchen is designed to impress, with ceiling-height cabinetry, granite countertops, a central island with spice cabinets at both ends, built-in wall oven and microwave with warming drawer, and a walk-through pantry for everyday convenience. The adjacent living room offers a cozy gas fireplace framed with custom millwork and expansive windows that fill the home with natural light while showcasing views of the backyard. A formal dining room provides an elegant space for entertaining, while the built-in home office is both stylish and functional. The spacious primary suite is a true retreat, complete with a spa-inspired ensuite featuring heated tile floors, a jetted tub, walk-in shower, dual vanities, and skylight. The walk-in closet even has its own window for natural light. The fully finished basement expands your living space with 9-foot ceilings, a large recreation room, two additional



bedrooms, office space, and a full bathroom—ideal for family or guests. Outdoors, your sunny backyard oasis awaits with a spacious deck overlooking the greenbelt and walking path. Whether hosting or relaxing, it’s the perfect extension of your living space. And with the lake just steps away, every day feels like a vacation. Additional highlights include central air conditioning, toe-kick vacuums in the kitchen and ensuite, oversized windows, and the welcoming sense of community this neighbourhood is known for. This isn’t just a home—it’s a lifestyle.

Built in 2010

Essential Information

MLS® #	A2250381
Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.12
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	200 Auburn Sound View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0G1

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Forced Air
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, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	55
Zoning	R-G
HOA Fees	699
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.