



200 Auburn Sound View Calgary Alberta

\$1,200,000

Welcome to this luxurious, custom-crafted bungalow nestled in the heart of one of Calgary's most sought-after lake communities. Just nine homes from the shared dock, this property combines refined living with rare lake access and an unbeatable location. From the moment you arrive, you'll be captivated by the home's exquisite curb appeal—highlighted by stained solid wood garage doors, full-height brick columns, and beautifully manicured landscaping. Inside, a warm and welcoming foyer opens to an airy, open-concept layout enhanced by 10-foot ceilings, transom windows above the doors, and rich hardwood flooring throughout the main level. The heart of this home is the stunning gourmet kitchen, thoughtfully designed with ceiling-height cabinetry, a large central island with spice cabinets at both ends, granite countertops, a built-in wall oven and microwave with a warming drawer, and a walk-through pantry. The adjacent living room features an elegant gas fireplace with custom millwork and large windows that frame the backyard and fill the space with natural light. A formal dining room offers a sophisticated space for entertaining, while a built-in home office provides a stylish and functional workspace. Retreat to the spacious primary suite, complete with a spa-inspired ensuite featuring heated tile floors, a jetted tub, a walk-in shower, dual vanities, and skylight. The walk-in closet offers natural light with its own window. The fully finished basement provides additional living space, including a large recreation room, 2 additional good size bedrooms, office space, and a full bath—all with 9-foot ceilings. Step outside to your sunny backyard oasis, where a spacious deck invites you to unwind or entertain with views of the greenbelt and walking path just beyond your fence. With lake access just steps away, every day feels like a getaway. Additional highlights includ...

3pc Bathroom 5.08 Ft x 8.00 Ft

Other 7.42 Ft x 3.92 Ft

Bedroom 10.67 Ft x 11.08 Ft

Office 10.50 Ft x 12.83 Ft

Bedroom 14.33 Ft x 11.50 Ft

Office 4.08 Ft x 9.67 Ft

Breakfast 7.00 Ft x 12.42 Ft

Dining room 10.00 Ft x 14.00 Ft

Kitchen 12.75 Ft x 20.00 Ft

Laundry room 8.17 Ft x 5.50 Ft

Living room 13.92 Ft x 18.00 Ft

Office 5.58 Ft x 8.42 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage Mission Real Estate

<http://www.virginiawalker@royalpage.ca/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Recreational, Games room 22.67 Ft x 25.67 Ft

3pc Bathroom 6.50 Ft x 9.25 Ft

5pc Bathroom 11.42 Ft x 18.17 Ft

Primary Bedroom 13.42 Ft x 13.75 Ft

Other 10.08 Ft x 6.83 Ft