

# \$950,000 - 52 Auburn Sound Crescent Se, Calgary

MLS® #A2202283

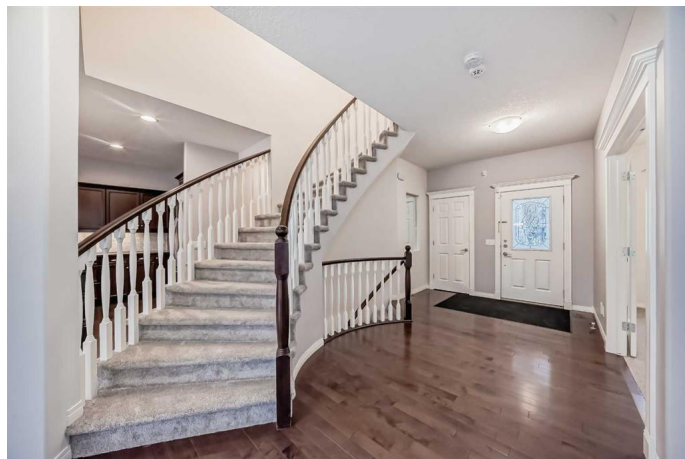
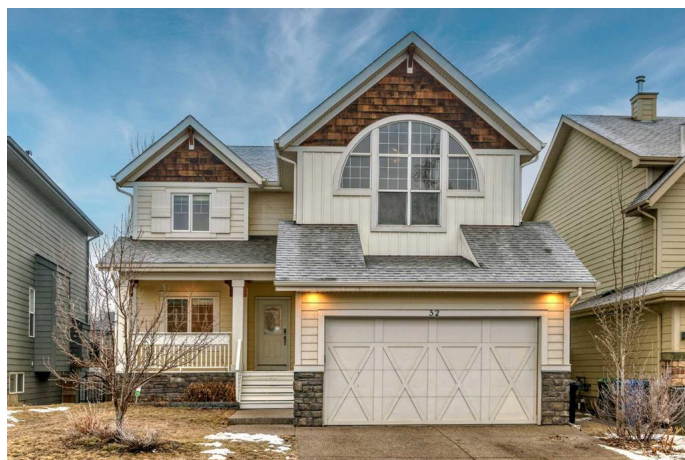
**\$950,000**

3 Bedroom, 3.00 Bathroom, 2,525 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

A beautiful well maintained 2-storey WALK-OUT located in the Estates of Auburn Bay. PRIME LOCATION higher elevation and midpoint location of a QUIET CRESCENT. Gorgeous curb appeal with architectural features like half round circle windows, wood shingle siding dormers, covered front porch, decorative wood trim garage door and stylish street lights add elegance and character. Close to the lake and just around the corner from a playground. SUNNY south west facing fenced backyard. Spacious main floor w 9' ceilings features den, great room with fireplace, gorgeous open kitchen w island/raised breakfast bar/walk-in pantry, oversized nook, powder room and mudroom w built-ins. Spectacular curved stairway is a focal point as you enter the foyer. Hardwood floors and brand new carpeting. Upper level features a spacious bonus room w vaulted ceiling and built-in speakers. Spacious primary retreat w spa-like 5-piece ensuite includes 6' soaker tub, large tile shower and huge walk-in closet with full length mirror. Generous sized 2nd & 3rd bedrooms. Central air conditioning & large full width deck overlooking the sunny SW backyard. Located within close proximity to the lake. The walkout basement is undeveloped with RI plumbing is ready to finish to your liking. Two Lennox furnaces, two Nest thermostats, 50 gallon hot water tank Feb 2022. Circuit breaker and wire ready for hot tub hook up. Nicely landscaped with pear tree in the front, apple tree and crab apples in the



back and in-lite outdoor lighting in the patio with extra cable to extend the lighting. Auburn Bay offers quick and easy access to Stoney Trail and 52nd Street. Located just minutes from the lake entrance, you can enjoy year-round activities. This home is also close to South Health Campus Hospital, schools, walking paths and shopping. Easy to view. Call your favorite realtor to schedule a private tour today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202283    |
| Price          | \$950,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,525       |
| Acres          | 0.12        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 52 Auburn Sound Crescent Se |
| Subdivision | Auburn Bay                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3M 0E1                     |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Beach Access, Picnic Area, Playground, Recreation Facilities |
| Parking Spaces | 4  |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, No Smoking Home, Vaulted Ceiling(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas Log, Great Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting   |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 38               |
| Zoning         | R-G              |
| HOA Fees       | 509              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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