

\$870,000 - 52 Auburn Sound Crescent Se, Calgary

MLS® #A2202283

\$870,000

4 Bedroom, 3.00 Bathroom, 2,525 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

**** OPEN HOUSE SATURDAY, AUGUST 23rd
from 11:00 AM to 1:30 PM ** PRICED TO
SELL ** GREAT VALUE IN THE ESTATES ****

Beautiful well maintained 2-storey with WALK-OUT BASEMENT located in the ESTATES of AUBURN BAY. PRIME LOCATION higher elevation and midpoint location on a QUIET CRESCENT. Excellent layout and design. 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 with spa-like 5-piece ensuite includes 6' soaker tub, large tile shower and huge walk-in closet with full length mirror. Wake up and go to bed with beautiful west views of the Rocky Mountains. Generous sized 2nd & 3rd bedrooms. Central air conditioning & large full width deck overlooking the sunny south west facing 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. Vacant for flexible move in date. Call your favorite realtor to schedule a private tour today!

Built in 2006

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202283 |
| Price | \$870,000 |
| Bedrooms | 4 |
| 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 | Picnic Area, Playground, Recreation Facilities, Beach Access |
| 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, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Great Room, Gas Log |
| 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, Views |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 163 |
| Zoning | R-G |
| HOA Fees | 509 |
| HOA Fees Freq. | ANN |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.