



THE
A-TEAM

**RE/MAX
FIRST**

52 AUBURN BAY Crescent, Calgary T3M 0K4

MLS® #: **A2165320** Area: **Auburn Bay** Listing Date: **09/12/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,560**
 Low Sqft:
 Ttl Sqft: **1,560**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Garden,Low Maintenance Landscape,Level,Private**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Dog Run,Garden,Private Yard,Storage**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 9`0"
Living Room	Main	19`0" x 12`6"
2pc Bathroom	Main	5`6" x 4`6"
4pc Ensuite bath	Upper	9`0" x 7`6"
Bedroom	Upper	10`0" x 9`0"

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`6"
Laundry	Upper	7`6" x 6`0"
4pc Bathroom	Upper	8`0" x 5`0"
Bedroom - Primary	Upper	13`6" x 12`6"
Bedroom	Upper	9`6" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0711350

Zoning:
R-1N

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! This incredibly charming home is conveniently located within walking distance to 2 elementary schools (St. Gianna & Auburn Bay), walking paths, playgrounds, beach club, and South Health Campus, and all of life's amenities located within Auburn Bay and Seton. Nestled in a mature tree-lined street, the charming front porch invites you to relax and enjoy the neighborhood. Once inside, you'll fall in love with the open floor plan (The Belvedere) highlighted by a sprawling living room that flows seamlessly into the sun-soaked kitchen and dining area that leads out onto the private NW backyard where you'll enjoy hosting gatherings of all sizes on the expansive refinished two-tiered cedar deck, fire pit, and manicured lawn. Upstairs, the spacious primary bedroom features a private ensuite and walk-in closet. Two additional bedrooms, a shared bathroom, and a laundry room provide ample space for your family. Complete with an unspoiled basement that awaits your personal touch. This turn-key home is the perfect fit for first-time home buyers, empty nesters, or investors! Don't miss this opportunity to own this beautiful home in one of Calgary's most sought-after lake neighborhoods. Contact your realtor today to schedule a viewing or explore the 3D virtual tour.**

Inclusions: **NEST THERMOSTAT**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









