

12 AUBURN BAY Crescent, Calgary T3M 0K4

MLS®#: **A2198103** Area: **Auburn Bay** Listing Date: **02/28/25** List Price: **\$613,000**
 Status: **Active** County: **Calgary** Change: **-\$17k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,359**
 Low Sqft:
 Ttl Sqft: **1,359**

DOM

50
 Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Low Maintenance Landscape**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`8" x 7`9"	Living Room	Main	13`7" x 14`5"
Dining Room	Main	10`5" x 14`6"	Kitchen	Main	9`1" x 14`7"
Bedroom - Primary	Second	11`0" x 14`3"	Bedroom	Second	9`3" x 10`8"
Bedroom	Second	9`3" x 10`4"	Family Room	Basement	13`9" x 14`4"
Bedroom	Basement	9`7" x 11`9"	2pc Bathroom	Main	
3pc Ensuite bath	Second		4pc Bathroom	Second	
4pc Bathroom	Basement				

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0711350

Remarks

Pub Rmks:

Nestled in the award-winning lake community of Auburn Bay, this great 2-storey detached home is perfect for first-time buyers, investors, or anyone looking for a home that grows with them. Step inside to a beautiful open floor plan with neutral finishes that blend style and function. East and west-facing windows flood the space with natural light, while clear sightlines connect the living & dining room. The kitchen is designed for efficiency & entertaining and features shaker style doors & trims, corner pantry, stainless steel appliances, over the range microwave, computer work station, tile backsplash, and central island with pendants. Upstairs, a staircase leads to 3 spacious bedrooms and 2 full baths. The fully finished lower level offers large rec room, a 4th bedroom, and another full bathroom—perfect for teens or guests! Enjoy year-round lake access, proximity to the YMCA, library, South Health Campus, Cineplex, Superstore, top restaurants, shopping, and an off-leash dog park. This is more than a home—it's a lifestyle! Don't miss out!

Inclusions:
Property Listed By:

n/a
CIR Realty

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







