

## 52 AUBURN SOUND Crescent, Calgary T3M 0E1

MLS®#: A2202283 Area: **Auburn Bay** Listing 03/14/25 List Price: **\$950,000** 

Status: Active Calgary County: Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential

Year Built: 2006

Lot Sz Ar:

Sub Type: **Detached** City/Town: Calgary

Lot Information

Lot Shape:

Access:

Lot Feat: Park Feat: DOM

<u>Layout</u>

Finished Floor Area Beds: 3 (3) Abv Saft: Baths: 2.5 (2 1) 2,525 Low Sqft: Style: 2 Storey

5,069 sqft Ttl Sqft: 2,525

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks

Utilities and Features

**Double Garage Attached** 

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: Lighting Construction:

**Cement Fiber Board** 

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Breakfast Bar, Central Vacuum, No Smoking Home, Vaulted Ceiling(s)

Int Feat: **Utilities:** 

Pub Rmks:

**Room Information** 

Room Level Dimensions **Room** <u>Level</u> **Dimensions** 

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G

0612118 Legal Desc:

Remarks

A beautiful well maintained sun-soaked 2-storey walk-out located in the Estates of Auburn Bay. Location, location, quiet crescent with a sunny SW 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 soaker tub, large tile shower and huge walk-in closet. 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 furnaces, Nest thermostats, 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!

Inclusions: None
Property Listed By: CIR Realty

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























