

\$625,000 - 99 Auburn Bay Crescent Se, Calgary

MLS® #A2123647

\$625,000

4 Bedroom, 4.00 Bathroom, 1,527 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Live in one of Calgary's most desirable and established lake communities! This fully developed and beautifully designed four-bedroom home is within walking distance of Auburn Bay Lake, where year-round activities are available for the entire family. Featuring the sought-after Belvedere II floor plan, this home is located on a corner lot, providing privacy like no other, mountain views, and a front porch you have always dreamed of! The open-concept main level offers incredible soaring ceilings, Tigerwood hardwood flooring, and large windows and skylights that bring abundant natural light. The inviting entryway with a front closet leads to the spacious living room with a stylish gas fireplace for cozy evenings at home. With high-quality granite countertops and stainless-steel appliances, including a newer fridge, microwave, and dishwasher (less than a year old), the kitchen is ready for weekend brunching with the family! Enjoy meals at the large kitchen island or separate dining area. French patio doors off the main level lead to the sunny backyard, featuring an upper wood deck and gorgeous stamped concrete below. The front and back yards are home to mature and vibrant trees, including a Silver Maple Tree at the back and plenty of grass for the kids to play on! The functional double detached garage is insulated and drywalled, with well-thought-out additional storage in the attic space above. Built-in speakers throughout the home ensure you feel



completely in your element, whether entertaining guests or listening to your favourite podcast. With over 2200 sq ft of developed living space, this two-storey home has three bedrooms and two bathrooms on the upper level, including a spacious primary bedroom with a walk-in closet and ensuite bathroom. Enjoy summer fireworks over the lake from your master bedroom or mountain views from the west-facing bedrooms. The fully finished basement is light, bright, and airy and includes a large rec area, which would be great as a play area, home gym, or movie room. A fourth bedroom lives on this level, an excellent space for guests or to utilize as a home office. A modern four-piece bathroom, laundry area, and additional utility room storage complete this level. This home is steps from a park/playground, pond with walking paths, the lake, and incredible amenities, including the South Health Campus hospital, coffee shops, grocery stores, and excellent schools!

Built in 2009

Essential Information

MLS® #	A2123647
Price	\$625,000
Sold Price	\$658,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	99 Auburn Bay Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0E3

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Level, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	R-1N

HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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