

\$950,000 - 48 Auburn Sound Crescent Se, Calgary

MLS® #A2139069

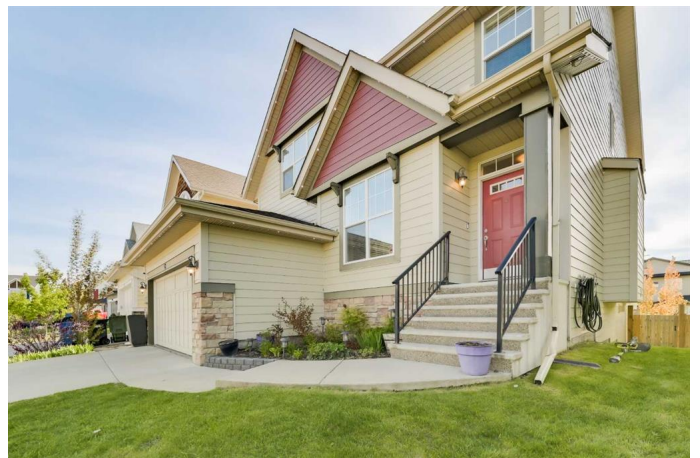
\$950,000

4 Bedroom, 4.00 Bathroom, 2,522 sqft

Residential on 0.12 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning Morrison-built home in the estate area of Auburn Bay. This fully finished walkout offers over 3500 sq ft of living space with numerous builder upgrades, plus Central A/C and Gem Stone lighting. The main floor features a welcoming foyer with high-end tile floors, high ceilings, and hardwood throughout. At the heart of the home is a chef's kitchen with stainless steel appliances, a gas stove, abundant cabinetry, granite countertops, and a walk-through pantry. The open concept design includes a breakfast nook off the kitchen, connecting to a spacious west-facing balcony. The bright living room features a gas fireplace, and there is a formal dining room and an office/den for added convenience. A 2-piece bath and a rear mudroom connecting to the double detached garage complete the main level. Upstairs, you'll find three large bedrooms and two full baths, including a primary bedroom with a 3-sided fireplace leading into an amazing 5-piece ensuite with a tiled shower and a large jetted soaker tub. An extensive central bonus room is perfect for entertaining. The fully developed walkout basement includes an open rec room with a fireplace and wet bar, a fourth bedroom, and a full bath, all leading out to the patio and landscaped backyard. 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 abundant shopping. Book your showing today.



Built in 2006

Essential Information

MLS® #	A2139069
Price	\$950,000
Sold Price	\$941,600
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,522
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	48 Auburn Sound Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0E1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	July 27th, 2024
Days on Market	51
Zoning	R-1
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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